



KENMURE PROPERTY OWNERS ASSOCIATION

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Office Hours: 1:00-3:00, Mon. – Fri.

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President's Message

Our Kenmure volunteers are THE BEST! Did you know that almost 120 individuals are KPOA volunteers?! Kenmure is a beautiful place; Kenmure residents make it a truly 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 KPOA/KEI Volunteer Appreciation Dinner, where we celebrate all their efforts. *Special thanks to our 2018 Kenmure Man and Woman of the Year – Andy Clapper and Susan Bush --* for their dedication to the Kenmure community. To all our KPOA volunteers, many thanks!

I encourage all of YOU to become part of the KPOA Team. Our KPOA committees are already seeking new members for 2020. Contact the committee chairs for more information. Our Election Committee also will be seeking nominations for two positions on the 2020 KPOA Board. Please answer the call!

UPDATES

The **Kenmure Security Committee (KSC)** has **increased traffic monitoring** and continues to use the **electronic speed monitoring sign** in several locations. The purpose of both the monitoring and the speed sign is to make YOU more aware of how fast YOU are driving. Two three-way stops have been installed on Overlook Drive between Winding Meadows and Fern Creek in order to reduce speed in this congested area
Reminder: The speed limit in Kenmure is **25 MPH. Please slow down and be mindful of walkers.**

The **Kenmure Road Maintenance Committee (KRMC)** scheduled 2019 **Road Paving and Patching** for April with application of an asphalt rejuvenation product to all Kenmure roads in May/June. *You can read about the **Asphalt Rejuvenation Project** on page 2.* Road **striping** will take place thereafter. Please be patient as these road improvements are underway! The **Road Sign Project** is nearing completion. KRMC will move to sign maintenance mode, i.e., refurbishing/replacing signs as needed. The second year of the 3-year **Tree Canopy Trimming Project** will continue this fall. KRMC and Kenmure Enterprises, Inc. have agreed on the design of a sign to replace the aging **Kenmure Sign** located on Greenville Highway. KRMC is in the process of obtaining cost estimates. Stay tuned.

The **Kenmure Emergency Committee (EMC)** has successfully negotiated to install the emergency repeater antenna on the water tower and a second antenna has been installed at the KPOA Office. The purpose of these antennas is to facilitate communication between Kenmure's EMC volunteers. EMC also held a CPR/AED training course taught by Blue Ridge Fire and Rescue. Eleven Kenmure EMC volunteers and sixteen residents are now trained in these life-saving procedures. A second CPR/AED class is scheduled for June 4 from 10AM to 2PM in Kenmure Country Club's Charleston Room. *If you'd like to attend, contact Bill Robinson (828-513-1565) for details.*

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 (pg. 3) for information about invasive plants.*

(Continued on page 2)

Kenmure Property Owners Association

President's Message (Continued)

Have you visited **Railpen Gap Park** lately? An enthusiastic group of volunteers maintains our Park. If you would like to volunteer, contact Donna Robinson (828-513-1565), Chair of the Railpen Gap Park.



Join Us at
Our Town Hall
Meeting

KPOA Summer Town Hall

Meeting: A full report on our 2019 KPOA Board and Committee goals will be

presented at the **KPOA Summer Town Hall Meeting** scheduled for Wednesday, June 26th in the Kenmure Country Club Charleston Room. The Lounge opens at 4 PM; the meeting starts promptly at 5 PM. Thereafter, *all Kenmure property owners* (you do not need to be a Club member) are invited to a special buffet dinner in the Grill Room. Call 828-697-9999 for menu/pricing and dinner reservations. See you there!

All the best
Susan

Asphalt Rejuvenation Project

By Andy Clapper, Kenmure Road Maintenance Committee Chair

The Kenmure Road Maintenance Committee (KRMC) has been researching for the past 8 months the growing shift in asphalt maintenance strategy from:

- A) the traditional approach of investing almost 100% of the asphalt maintenance dollars for repairing or replacing the areas that have the greatest degradation to
- B) an approach of "pavement preservation" that invests funds to maintain existing road conditions via regular applications of an asphalt rejuvenation product which, in turn, reduces the spending on patching and overlay work.

As asphalt ages it hardens due to oxidation and this loss of flexibility leads to asphalt deterioration that ultimately leads to the need for expensive patching and overlay. This aging can be partially reversed via the "asphalt rejuvenators" that are applied to the surface of the pavement and restore surface elasticity that has degraded over time.

Based upon technical research combined with direct feedback from municipalities and communities that have adopted this approach, KRMC obtained quotations and did comparative cost modeling of this "pavement preservation" approach versus our traditional approach. The model for "pavement preservation" includes funds for asphalt rejuvenation (applied every 5 years) that are more than offset by projected savings in our patching and overlay spending over the long term. The new approach is projected to deliver approximately 15% savings over the next 10 to 20 years when compared to our traditional approach.

KRMC reviewed our work with the Board along with a recommendation that we partner with Total Asphalt, one of the top 2 companies in this industry. The Board approved our recommendation and we have signed a contract with Total Asphalt for the first application of asphalt rejuvenator throughout the community starting in mid-May and running into early June. We selected a black version of their environmentally friendly rejuvenator which is applied via highly controlled spray application equipment. This product dries quickly and will allow us to resume traffic on treated areas within a few hours. We will also re-stripe the entire community this year after completing the rejuvenator application.

Although KRMC will work with Total Asphalt to develop a plan that minimizes disruptions for residents, contractors and visitors, there will obviously be some inconvenience that will require cooperation and flexibility from all road users.

For those of you who want additional information, KRMC will hold an informational meeting about the rejuvenation product and its application on

**Wednesday, May 1
5:00 PM**

At the Kenmure Country Club's Charleston Room

As we approach the mid-May start of rejuvenator application, we will communicate significantly more detail on what roads will be treated when and how that will disrupt traffic patterns in Kenmure.

Thanks in advance for your understanding and flexibility during this process.

From Long Range Planning Committee:



The Historic Village of Flat Rock has 8.3 miles of roadways that have been designated by the NCDOT as scenic byways

The Historic Village of Flat Rock is the largest Historic District in North Carolina

St. John in the Wilderness, built in 1836, is the oldest Episcopal church in Western North Carolina

The Village of Flat Rock is considered "the Little Charleston of the Mountains"

Historic Flat Rock holds Preservation Agreements on 23 properties in the Village, which means the properties will remain in their intended state in perpetuity

The Village of Flat Rock was first registered on the "National Register of Historic Places" in 1973

Kenmure Property Owners Association

Just had our first reported bear for the Critter Report:

<https://kenmure.org/residents/critter-report/>



Coexisting with Black Bears

The largest wild mammal in North Carolina, the black bear awes and fascinates residents with its glossy coat, powerful limbs and barrel-shaped body. The animal also contributes to the state's heritage. Residents have hunted the animal since colonial times, when they relied on its meat for food and its hide for clothes. Today, with the state's increasing human population, interactions with bears are rising across North Carolina. While sighting a bear from a distance can be entertaining and educational, you can take some simple steps to avoid interactions that might become dangerous.

Bear Quick Facts

If I call the Wildlife Resources Commission, will someone trap and relocate a bear?

No – that would simply move the problem, rather than solve it, and there are no remote places to move bears where they won't come into contact with people. The long-term solution is to modify your habits to prevent problems or resolve an existing conflict.

Do grizzly bears live in North Carolina?

No. North Carolina has black bears, which are 5-6 feet long and 2-3 feet tall when on all fours. Females usually weigh between 100 and 300 pounds; males can weigh between 200 and 500 pounds. A grizzly bear is larger, more aggressive and lives in the western United States.

What should I do if I see a bear?

Try to stay calm. Bears are usually wary of people unless humans feed or provoke them. Never feed, approach, surround or corner the bear. If it changes its natural behavior because of your presence, you are too close. Back away slowly, making lots of noise.

Where in North Carolina do bears live?

The vast majority of bears live in the mountain and coastal regions of the state. However, black bears occasionally wander into the Piedmont region. While they live in the woods, bears occasionally wander into residential areas or towns in search of food. If left alone and not fed, these wandering bears will eventually leave the area.

Will a black bear attack me?

Probably not. Black bears tend to be shy and non-aggressive toward humans. There has not been an unprovoked bear attack in North Carolina. However, if frequently fed, bears may become dependent on human foods, which may lead to increased interaction with people. Frequent human-bear contact can cause bears to become bolder and more visible around humans.

To prevent problems with bears, do not

unintentionally feed them:

- **Secure bags of trash** inside cans stored in a garage, basement or other secure area.
- **Place trash outside, as late as possible**, on trash pick-up days -- not the night before. Keep all garbage sites clean.
- **If a bear is in the area, remove bird feeders** and hummingbird feeders, even those advertised as "bear proof."
- **Avoid "free-feeding" pets outdoors.** Do not leave pet foods out overnight. If you must feed pets outdoors, make sure all food is consumed and empty bowls are removed.
- **Clean all food and grease from barbecue grills** after each use. Bears are attracted to food odors and may investigate.

If you already have a problem with a bear:

- **Try repellents, but don't rely on them.** There are no repellents that are registered for use on bears. Sprinkling ammonia or other strong disinfectants on garbage can mask the odor of food.
- **Frighten the bear.** Shouting, clapping, blasting a car horn or motion-sensitive lights may scare off a bear temporarily.
- **Leave the bear alone.** Crowds of people can unnerve a bear, causing it to act unpredictably. The crowd should disperse and allow the bear to move on undisturbed.
- **Install electric fencing.** It protects beehives, dumpsters, gardens, compost piles, or other potential food sources.
- **Talk to your neighbors.** Make sure your neighbors and community are aware of ways to prevent bear conflicts.

N.C. Wildlife Resources Commission
1751 Varsity Drive
Raleigh, NC 27606
(919) 707-0040

ATTENTION WALKERS AND DOG WALKERS

Please remember – when walking on Kenmure roads –
Walk on the side of the road facing oncoming traffic.

THANKS



Kenmure Property Owner Alert Invasive Plants in Flat Rock

A recent topic of conversation with our local Horticultural Agent at the N.C. State Cooperative Extension included invasive plant species in our area and how they can be treated and hopefully eliminated from our Kenmure gardens and

properties.

The United States Department of Agriculture defines invasive species as "a species that is non-native or alien to the ecosystem – the introduction of the species causes or is likely to cause harm to human health, or to the economy or environment."

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Kenmure Property Owners Association

Invasive Plants in Flat Rock *(Continued)*

Listed below are some invasive species that are commonly found in our area:

Bamboo	Chinese Sumac
Miscanthus	Oriental Bittersweet
Poison Ivy	Porcelain Berry
Virginia Creeper	

English Ivy – a significant problem in this area
Kudzu – currently not found in Kenmure

Products recommended to limit and/or eliminate nuisance weeds include:

Selective herbicides, such as Ortho Weed B Gone (for lawns only, not gardens).


Pre-emergents, such as Preen (for gardens and flower beds) should be applied in mid-February.

All chemicals have an EPA label attached including instructions and restrictions which, as required by law, must be read and adhered to as part of the application process.

For further information, contact
Steve D. Pettis
Commercial & Consumer Horticultural Agent
N.C. State Cooperative Extension
100 Jackson Park Road
Hendersonville, N.C.
Office: 828-697-4891

Kenmure Emergency Committee Guidelines

Is Your Home Elevator Safe?



Home elevators are becoming an increasingly common sight in homes across the country. Older Americans can stay in their homes much longer while maintaining independence and the mobility challenges of countless disabled individuals are eased significantly.

The Doors are the Difference

While the home elevator performs the same job as a commercial elevator, it features one key difference: Instead of a single set of doors that open on the platform and close once you are inside, the home elevator uses an exterior hoistway door and a gate for the elevator car.

With home elevators, the exterior door locks automatically when closed; this action also clears all safety locks—allowing the operation of the elevator. If a child happens to become trapped in the gap between the two doors, serious injury can occur if someone on another floor presses the call button.

Mind the Gap

But why have a gap at all? The simplest answer is cost and safety. Several types of home elevator gates are available, but the accordion-fold type of door (above) is the most common choice when the elevator is installed.

As you might expect, this door folds like an accordion and requires enough space between it and the exterior door to work properly. Unfortunately, this space, if too large, is what can lead to injury.

The American Society of Mechanical Engineers (ASME), created what is most often called the 3" x 5" rule several years ago to address this safety issue. The rule implied that there should be no more than five inches between the exterior door and the gate to prevent a child from becoming trapped. While this change dramatically improved safety, sporadic accidents still occurred.

Mere Inches Make a Difference

Last year the ASME recognized the need for further improvements to the code and made several additional safety revisions. The focus of these updates is to decrease the gap between the hoistway door and the outside elevator car door—further reducing the possibility of an accident.

The ASME now requires that:

The space between the hoistway door and the car door is no more than four inches and will reject a four-inch diameter ball at all points along the gate.

The distance from the inside face of the hoistway/exterior door to the inside edge of the doorsill can be no more than ¾" to minimize the possible "give" of the accordion-fold door and reduce the chance that a child can become trapped. It can happen! We had two near fatalities involving children and three injured adults.

Any car door must be able to withstand a force of 75 pounds without warping or displacing the car door from its guide tracks. This rule will ensure small children are not able to wedge themselves between the two doors.

Bottom line:

1. Do not allow children to play with an elevator.
2. Have your elevator checked for safety.



Speeding in Kenmure

By Chuck Warden, 106 Broadmoor Dr
Thanks ... for the continuing efforts to make residents aware and respectful of the speed limits in our community. I am a part-time resident and I am amazed at the amount of speeding by some residents. Like many of my fellow residents, I lived in the rat race of big city life for years and was always eager to be somewhere in a hurry. Kenmure is a very beautiful and special place in which to live and we all should slow down and absorb the beauty of our community. Every time I come through the gate, I realize how beautiful Kenmure is and how fortunate I am to be there. I will drive through the gate next week. Thanks for all you are doing.

Kenmure Property Owners Association

KENMURE AND THE KENMURE COMMUNITY THEN & NOW

By Galen Reuther, October 2018



The physical beginnings of what has developed into the vibrant Kenmure Community go back to the very beginnings of the Village of Flat Rock itself. Part of a tract of land where Abraham Kuykendall, Revolutionary War veteran, operated his grist and saw mills, the land has played an important role in Flat Rock's history. Abraham Kuykendall died in 1812 (a), leading us to

believe his mills were in operation at the turn of the 18th century.

The property, known as the "Sawmill Tract" changed hands several times until John Davis, a well-educated Virginian and veteran of the War of 1812, bought the mills including all the land and a modest house in c1823. He became Flat Rock's first postmaster in June 1829. (b) One year later, on October 12, 1830, he sold the entire property including 1,400 acres to Judge Mitchell King (b), a prominent Low Country lawyer, judge and railroad speculator. Judge Mitchell King, being a conservative Scot, built his house around the existing house on the mill property, making his Argyle the oldest existing house owned by the Low Country settlers (c). Argyle is the only early estate that is still in the hands of its original family. Judge King and his large family spent long summers in Flat Rock. Here he raised cattle, purchased more land, pursued his railroad interests, and became known as one of the most generous of Flat Rock's residents. He and his family wintered in Savannah and Charleston where he was President of the College of Charleston and of the Medical University of South Carolina.

Judge King's son, Mitchell Campbell King studied medicine in South Carolina and finished his studies in Germany, but when it was time to set up his practice, he returned to his beloved Flat Rock. He purchased 293 acres from his father for \$1.00 per acre (d), and hired Mr. Freeman, a Scottish architect and ship builder, to design his home and office. It was called Glen Roy. The house was never intended to be a summer house, but always a primary residence and medical office. The main house and 23 outbuildings, including an apothecary shop and a medical office where he saw patients, were completed 1850 – 1856 (d). Dr. King spent the rest of his life living at Glen Roy and tending to the sick of the community and beyond. He practiced throughout the Civil War years until his death in 1901. Upon his death the property was transferred to his sister Susan Campbell King according to the terms of an 1882 family agreement, then she almost immediately sold to Dr. King's daughter, Henrietta C. Bryan (e).

In 1920, Gordon McCabe II purchased the estate and changed the name to Kenmure, after the ancestral Scottish home of the Gordon clan, and added acreage for a total of 1,007 acres. The McCabes updated the house, added a sophisticated complex of barns for their cattle operation, the lake and spillway. They also graded the land for drainage control and planted trees in groups, sited for aesthetics. - still appreciated today.

W. Gordon McCabe, Jr. director of J. P. Stevens Textile Co. inherited one half of the property from his father's second wife Aline S. McCabe, then he purchased his brother's half interest in the property. He continued the cattle operation, added extensive gardens that reflected his wife's interest in horticulture, and planted the boxwood garden that can still be seen near Kenmure Drive. It was under this ownership that the house was first used as a summer house. The McCabes entertained often and Kenmure was known as "The most beautiful house in Flat Rock." (For photos of the McCabe era Kenmure, see framed photographs hanging in the Grill entrance.

In 1978, the McCabes sold the house to Vincent and Giuli Romeo (e). They subdivided the land, built a golf course designed by Joseph E. Lee, and converted the house into a clubhouse. But by 1981, the owners were in deep financial trouble and declared bankruptcy. It was then purchased by Kenmure Properties Ltd. (KPL) in 1985. KPL became Kenmure Enterprises c2005, and is now known as KEI. For about 17 years KPL managed all aspects of the development under the terms of the Kenmure declaration that only KPL could amend. The one exception was the Kenmure Road Maintenance Association (KHRMA), 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). 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 control of the country club. KPOA operates out of its own building just inside the gated entrance to the community.

The Village of Flat Rock is the largest Historic District in North Carolina. Included are Dr. King's unaltered medical office and apothecary shop, the detached kitchen and slave house now enclosed by the club house grill and McCabe's lake and spillway (f).

THE KENMURE COMMUNITY is the only country club community in the Village of Flat Rock. Contained within its borders are single family homes, cottages, condominiums and villas. In addition to the community's security gate,

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Kenmure Property Owners Association

THEN & NOW (Continued)

security service, and the Kenmure Newcomers & Neighbors, The KENMURE COUNTRY CLUB, with its amenities, is the driving force behind the success of the residential community.

- (a) Abraham Kuykendall gravesite, Mud Creek Church historic cemetery
- (b) "Postmarks" by Lenior Ray
- (c) Conversations with Alexander King, Argyle
- (d) Buncombe County deed records (Flat Rock was part of Buncombe County until Henderson County was formed in 1838)
- (e) Henderson County deed records
- (f) National Register of Historic Places <http://hpo.NCDCR.GOV/NR/HN1352> pdf
<https://historicflatrockinc.com/wp-content/uploads/2018/08/HN1352.pdf>



May 29, 2019: KENMURE FIGHTS CANCER DAY

Golf Tournament – 9 or 18 Holes – Sign up in Golf Shop – 10 a.m. Shotgun. Mulligans and cookies available.

Gala Dinner - 5:30 p.m. Cocktails; 6:30 p.m. Dinner. Sign up online.

Treasure Trove Raffle – Drawing during dinner; tickets available now in Grill Room, and at the Gala.

May & June 2019

Autobell Car Wash Gift Cards – May 9 – June 1. Contact Nancy Benyon – 561-371-5681 or SNMMA@aol.com; available now and at the Gala.

Tennis Social – June 8 – Matches - 9:00 a.m.; BBQ Buffet – 6:00 p.m. Cocktails; 7:00 p.m. Dinner. Contact Diana Seekely – 678-234-9217 or seekelyd@gmail.com.

Coin4Cancer – EVERY PENNY COUNTS!!! Collection canisters at Front Desk, Golf Shop, and KPOA Office. For pick-up of coins, contact Scott Benyon – 561-371-7932 or benyonconsulting@aol.com.

REMEMBER, HONOR, SUPPORT YOUR LOVED ONES IN 2019

SUPER SIGNS – Displayed during Golf Tournament and Gala Dinner, in June at the Tennis event, and in September during *Kenmure Krush*. Contact Dick Roemer – 697-2692 or roroemer@morrisbb.net. Eligible for \$25,000 Matching Funds Grant!

Honor Board – Displayed in Grill Room as well as Gala Dinner. All contributions are gratefully appreciated. Please contact Sally Hale – 697-3292 or willymax4@gmail.com. Eligible for \$25,000 Matching Funds Grant

2019 KPOA Assessment Status

The primary source of KPOA income is annual assessments. Ninety-eight percent of the 2019 Assessments have been paid. THANK YOU!

- 14 accounts remain unpaid, have been billed a late fee and are accruing interest.
- Of these 14 accounts, 8 are residents and the remaining 6 are lot owners.!

KPOA continues to contact these delinquent property owners by mail and email to encourage them to pay their 2019 assessments. On May 1, KPOA will advise these property owners that a lien will be placed on their property in June if the account remains delinquent. Costs associated with filing a lien are charged to the property owner.

Electrical Power Outages

KPOA recommends that all Kenmure residents register their contact information with Duke Energy (duke-energy.com) in order to receive regular updates, alerts and status directly from Duke during a power outage.

Kenmure Security

If you have an emergency, call the Kenmure Main Gate: 828-692-5238 **after** calling 911.

If you have a question regarding general security issues or concerns, please contact the Kenmure Security Committee, Rick Rehn, Chairman, tryrickrehn@gmail.com or (828) 692-7099.

Kenmure Red Cross Blood Drive Wednesday, June 5

12:30-5:00 PM

Location: Kenmure Country Club Charleston Room
Call or email Wayne Orchard (703-609-0740 or waynesorchard@gmail.com) to make a blood donation appointment or to volunteer to help with registering donors or serving refreshments.

Argyle Lane Gate

Argyle Gate is open and operational for Kenmure residents, authorized contractors and emergency vehicles. The renovations to the entrance have upgraded the access point to ensure ease of use and proper access for large construction and emergency vehicles.

TO ENTER Kenmure: Residents and contractors must phone the Kenmure Main Gate (828-692-5238) using either a cell phone or the Argyle Gate Call Box.

TO EXIT Kenmure: Pull up to the gate; when it opens proceed through. The gate closes between each vehicle.
DO NOT TAILGATE!