



KENMURE PROPERTY OWNERS ASSOCIATION

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Office Hours: 1:00-3:00, Mon.- Fri.

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www.kenmure.org

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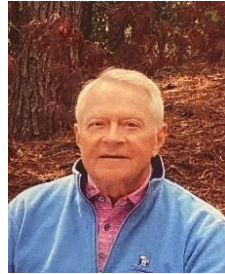
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President's Message

The first quarter of 2021 has been an eventful one. Multiple Covid-19 vaccines have become available, and many Kenmure residents have received one, if not both, shots. Many residents volunteered at the Pardee Clinic at Blue Ridge Community College, and Kenmure Country Club donated the use of their shuttle carts to ferry vaccine recipients back to their parking spots. As vaccines have rolled out, the latest executive order from the governor late March has relaxed more restrictions on getting together. The Club was able to hold Easter Brunch in the Charleston Room, and local restaurants are able to welcome more guests. Kenmure Newcomers and Neighbors (KNN) has a limited number of events starting in April and has announced a more robust summer rotation. Downtown Hendersonville seems thriving despite the shutdowns of last year.

While many of our activities were limited in 2020, the KPOA Board and committees continued to function although under numerous constraints. Zoom meetings became commonplace in 2020, but the Board has been able to meet in a socially distanced fashion in the Charleston Room at the Club for the past few months in 2021. Following is a summary of committee activity:

- Security (KSC) — A new contract was signed with Maybin's Garbage Service at the end of 2020 to continue trash collection. A new 3-year contract with Allied Universal Security Services (AUS) to provide security officers at the front gate went into effect April 15, 2021.
- Road Maintenance (RMC) — A comprehensive pavement assessment is underway by consulting firm WGLA. Mowing and common ground maintenance began in mid-April.
- Architectural Review (KARC) — Four new homes are under construction currently. Plans for one new home were approved in March, and plans for another new home were submitted and approved in April.

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President's Message *(continued)*

- Emergency Management (EMC)—EMC has been focusing on training sessions to improve on actions identified in last year's drill.
- Services—The NC DOT recognized Kenmure's volunteer group Litter Lifters with awards for 30 years of service. The awards will be placed at the office. It is estimated that over the 30 years the group has removed about 16 tons of trash and cleared about 720 miles of road. Rail Pen Park has been cleaned up after winter damage, and a "Spring at Rail Pen" event was held Saturday, April 17 for volunteers to show off the park and new trails.
- Long Range Planning (LRPC)—LRPC is evaluating ways for Kenmure/KPOA to put its best foot forward to prospective residents including the possibility of a new page on the KPOA website highlighting the things that make Kenmure a great place to live. The committee is also starting on a project to compare Kenmure's amenities and costs to other communities in our area.

In addition to the above, the Board has focused on addressing responses to the questions in last year's survey. Following are updates to the two questions "How can KPOA enhance your living at Kenmure?" and "How can KPOA enhance property values?":

- Better internet service—As reported in the January newsletter AT&T has committed to installing their AT&T Fiber product that could provide up to 1000Mbps service throughout Kenmure. At that time AT&T estimated they would begin installation sometime this spring, but unfortunately the timeframe has slipped to this summer. The consulting firm designing the network ran into some problems with terrain that requires rerouting; however, they currently are walking the roads of Kenmure measuring for the installation. We have met with both the consulting firm and AT&T, and at this time both feel the summer estimate is good. The other internet provider, Morris Broadband, is in the process of being acquired by Altice USA, a larger provider. The impact on Kenmure customers is unknown.
- Better walking options—The Board is currently evaluating a number of options but is hampered by the fact that KPOA owns no common ground except Rail Pen Gap Park. At this time the Service committee has put together a trifold map brochure showing walking trails at Rail Pen Gap Park, Flat Rock Park, and the Carl Sandburg historic site. The brochure will be available at the KPOA office and will be added to the new resident packet. Maps and information on these walking options are also posted on the kenmure.org website. Updates of the other options will be provided as the evaluations continue.

Please feel free to contact any of us on the Board if you have any questions or comments. Hopefully, spring will provide more opportunities for all of us to get together with friends and relatives. Everyone I have spoken with is eager to get out and socialize again.

Jon Couch,
KPOA President

Please note, we had to change the Email Address for KPOA; the new KPOA and office email is kpoaoffice@gmail.com.

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Quarterly Security Report

By Mark L. Goldstein, Security Vice Chairman/Sheriff



For the first 3 months of 2021, there were a total of 40 traffic violations, for which letters were sent to residents. There were 12 violations in January, 22 violations in February and 6 violations in March. Of the violations, 27 were for speeding and 13 for running stop signs. The 40 violations included 34 first offenses, 5 second offenses and 1 third offense.

Kenmure has several new security personnel-- Kelly Orr, Christopher Orr, Jeff Stella and Bradley Ammons. It may take some time for the new security guards to recognize residents, so please be understanding.



Life Changing Opportunity

Now, as we approach a return to a more normal life after the pandemic, I know many are eager for new adventures and activities that have been denied for too long. What could be more desirable than picking up other people's trash along the side of Greenville Highway with cars whizzing past? It may seem like a dream too good to be true, but now you can do it by joining the Kenmure Litter Lifters (official name: adopt-a-highway group).

The advantages of being a litter lifter are really too numerous to list, but here are a few: you get to wear a nifty, orange safety vest; you get to meet others who think doing this is fun; you can regale your children and grandchildren with stories of "life on the road;" and, finally, you get to keep anything you find, consider the unusual household décor possibilities. Let your imagination run wild!

Good news, there is no fee to participate in the litter lifters. More good news, your income taxes will not go up from your participation either. Bad news, you must be a Kenmure or Berwick Downs property owner to join.

If you are interested, email ronfevilia@gmail.com. Enrollment is limited to the population of Kenmure and applicants are only accepted between January 1 and December 31.

THE OFFICE SCOOP

Spring 2021



2021 is proving to be another record year for property sales in Kenmure. Did you know that 2020 produced over \$53,000,000 in sales in our community? And keeping up with that amount of sales activity can prove to be a challenge!

The KPOA Volunteer Office staff needs your help! Buying another Kenmure property or selling what you currently own? Please let us know once you have a firm closing date. Whether you or your realtor make the call, we would appreciate knowing the closing date to ensure a smooth transition of property ownership. This will help us ensure the property record is up to date as soon as the closing is final; this includes community access for new owners, contractors and moving personnel, as well as annual assessments and voting rights.

Is someone interested in your property?

Please advise your realtor that we've reorganized the KPOA website - www.kenmure.org. We have a Prospective Buyer's link for interested parties as well as a New Residents Information link. New construction information is available under KPOA Board & Committees/KARC/Current Rules and Regs and Architectural forms. Additional information can be found in the public area under Residents Info/Guidance Docs & Forms for those interested in home renovation and landscaping changes.

Did you make an email change, eliminate a landline, get a new cell phone number or buy/trade a new car?

The Office coordinates all ownership profile data with Nick Weedman to ensure KPOA ownership records and directory information are current. The online directory is updated at the end of each month so you can check your listing at any time. If you haven't checked your information recently, please go to the website, click the Kenmure Residents Only, enter the password (Kenmure docs) and review the alphabetic listing.

In February Kenmure Security **updated the Gate Pass System**. Residents and owners have remote access from your computer, laptop or tablet to allow family, friends or contractors to visit without calling the front gate. If you can't find your February email detailing how to login, please give us a call.

KPOA Office Staff

828-692-2346

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Kenmure Property Owners Association



KPOA Private Golf Cart Policy

In accordance with the Kenmure Country Club's (KCC) Private Golf Cart Policy change, the Kenmure Property Owners Association (KPOA) revised their policy effective January 22, 2021.

KPOA is no longer responsible for asking KCC members to sign KCC/KEI Trail Fee Agreements nor asking residents to sign the KEI Waiver and Indemnity Agreement.

The KPOA Office will continue to assign Golf Cart decals for Kenmure residents and owners for use of Golf Carts on KPOA roadways. In addition, owners must complete and sign a revised Private Golf Cart Rules and Safety Precautions form. We are happy to provide a copy of the signed policy to the owners.

The three major additions to the policy include:

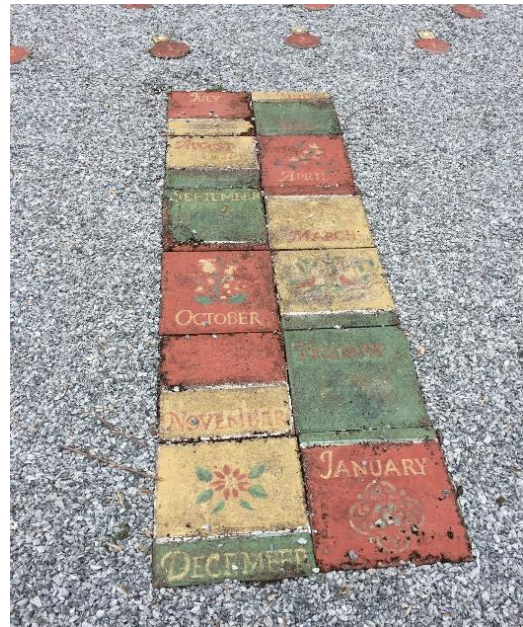
1. The golf cart must be maintained and in working condition.
2. Notify the KPOA Office (828-692-2346) if you sell your golf cart so that the identification decal can be cancelled or transferred to another Kenmure resident.
3. Violations of the Golf Cart Policy will follow the guidelines of the KSC moving vehicle violations.
 - Violations - any vehicle being operated in violation of any traffic law or KPOA Rule or Regulation is considered operated in a reckless manner. Violations may be committed by:
 - a. Property owner or renter, members of the households and/or guests
 - b. Contractors
 - Warning letters will be issued for the first and second violation per household or contractor; KPOA

Security Committee Reference Manual November 25, 2019, page 33 of 108. For violations in excess of two (2) violations in a twelve (12) month period, a fine and/or access restriction may be administered for each violation. If deemed to be a very serious violation, a fine may be administered immediately. A violation committed by a guest or renter of a Unit shall be attributed to the Unit Owner as well as to the actual violator. Proper documentation of offenses is required in all instances, and fines to be imposed must be consistent with the KPOA Declarations, Bylaws, Rules and Regulations.

Golf Cart decals are available from 1 p.m. to 3 p.m. Monday through Friday at the KPOA Office. For more information, please drop by the office or call 828-692-2346.



Did you know? Rail Pen Gap Park has a Sundial!



To use it, you stand on the month, raise an arm on sunny day and the shadow tells the time! The inner arc of stones is for Daylight Savings Time and the outer arc is for Eastern Standard Time.

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.

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- **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: Carolina Paving has been awarded the contract for our Asphalt Patching work throughout the community in 2021. You have probably noticed the large number of areas that are marked with white paint outlines throughout the community.

There are two phases of work. Phase 1 will be cutting the roads around damaged areas and Phase 2 will include removal of the cut-out areas followed immediately by application of new asphalt.

Please be cautious and slow down when approaching the work crew that will be moving through our community in the coming weeks.

Thanks,

Andy Clapper - Kenmure Road Committee



From the KPOA Office Staff:

"The Kenmure library and the "Box Room" are now open. If you are moving into or out of Kenmure, our "Box Room" is the place for residents who are moving out of Kenmure to get boxes. If you are moving in to Kenmure and have boxes that you no longer need, you can take clean, flattened boxes to the KPOA Office during normal Office hours -
1-3pm, Monday through Friday.
We do not accept packing supplies."

