



KENMURE PROPERTY OWNERS ASSOCIATION

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

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www.kenmure.org

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President's Message

I hope this message finds you all enjoying a beautiful springtime in Kenmure. Spring flowers are out in their full glory, azaleas are blooming, trees are budding, and the grass is growing. Soon our migratory birds will be returning from their winter habitats, including our friends the "snowbirds." You can see the signs of spring also evident with the increase of social activities within Kenmure and the surrounding areas, the increase of walkers seen across the community, as well as the increased number of golfers out there trying to knock the rust off their golf skills.

As the Kenmure community readies itself for another season of activities, so too do the many volunteers who act on all our behalf as members of our various KPOA committees. Our committees have identified their goals for 2022 and have not been idle while the weather has been unpleasant. The 2022 Goals package is available for your review on the KPOA Members Only page at Kenmure.org. Every year each committee completes many actions and improvements. As you review the 2022 package, please note that the variety of effort underway across all the committees is significant, yet each goal is also achievable. For 2022 we intend to show progress by our Summer Meeting and goal completion by our Annual Meeting.

Over 150 of our fellow residents are volunteering this year. Many of those are volunteering for multiple roles. We have seen a significant increase in volunteers supporting our Rail Pen Gap Park and for that we thank you. We do however still have openings and future needs for other KPOA committees including our Architectural Review, Security, Road Maintenance and Emergency Management committees. Contrary to rumor or popular belief, committee volunteers do not serve "lifetime" assignments. Our KPOA bylaws specify term lengths and term limits for committee volunteers. These assure those already on the committees do not burn out; and more importantly, assure opportunities for others to contribute are available.

The 2020 survey indicated many of you wanted to get involved but were unsure of how. To address that issue, the KPOA has rolled out an "Occupational Expertise" database and has invited our KPOA members to contribute their information. If you have not already done so, please go to the KPOA Members Only page at Kenmure.org and fill out your expertise information. This database will be a valuable resource for filling current and future openings in our committees as well as at KPOA Board level.

If you are still unsure as to whether you should volunteer, please know that the work of the KPOA Board and Committees cannot be completed

Kenmure Property Owners Association

President's Message (continued)

without the dedication of our many volunteers. For those new to Kenmure, an assessment of the value provided to the community by our volunteers was shared at the 2019 KPOA Annual Meeting. Our volunteers contribute over eight hundred hours a month in service. In 2019, that equated to over \$300,000 of value versus wages that would be paid to professional staff; or, \$300 - \$350 per property owner savings to our annual KPOA assessment. This value provided by our KPOA volunteers has only increased since 2019 given today's wages and cost of living.

Those interested in understanding progress versus several of our key 2022 goals should plan to attend our June 16 KPOA Summer Meeting. The agenda is still under development; however, we plan to share the Multi-Year Paving Plan that our Road Maintenance Committee has developed based on the 2021 Road Condition Assessment study. Our Long-Range Planning Committee is also planning to share the status of their efforts to address a top concern for our KPOA members identified in the 2020 KPOA survey. Namely, the probable impacts to our community should there be a sale of Kenmure Enterprises. There remains no timeline defined for this sale; however, we must look ahead to its possible occurrence and understand in advance what this means for all of us. As part of that work, the LRPC has contracted an expert consultant to analyze and provide data from case studies regarding communities that have already gone through the transition Kenmure could see upon the sale of KEI. The outcome of this work is planned to be shared at our upcoming Summer Meeting.

One community improvement we discussed at the 2021 Annual Meeting and in my January President's Report is the ATT Fiber Optic project. For most of our Kenmure community, the fiber optic lines have been installed, tested and are ready for service. For those where the fiber optic line has been installed, you now have another choice for internet service at speeds up to 1000MBs. The unfortunate news is that the actual project left most of our condo communities out of the fiber optic line install. Clearly this is not the project scope the Kenmure Community was promised nor what we expected. We are in discussions with ATT to determine why these project omissions occurred and what can be done to resolve the lack of fiber optic readiness and/or availability in the impacted areas. A field survey of the impacted areas was conducted early April with ATT. The meeting outcome was favorable, and we are awaiting written plans from ATT for how and when these areas can have fiber optic lines installed. More details once known will be provided to those in the impacted areas. For those where the fiber optic was installed and you are awaiting resolution to issues created during the install, please be assured that we too are working with ATT to resolve those issues.

The information above regarding the ATT Fiber Optic project was shared with those impacted back in March once it was discovered. Sometimes we must also share information that really should not have to be said in our community, such as the recent "Neighborly Neighbors" KPOA Email sent late March. We did receive negative feedback regarding sending that information out; but, unbelievably year after year a few of our fellow residents fail to be "neighborly" when it comes to dog waste. Perhaps like those who choose to speed and drive recklessly, these few unneighborly residents see their behavior as victimless. No one wants to be hit by someone driving recklessly on our Kenmure streets. Likewise, no one really wants to pick up someone else's dog waste. I ask all my fellow KPOA members to remember the privilege it is to live in this great community and to keep your fellow residents' well-being in mind in all that we do.

Our KPOA Board members recognize and appreciate the privilege and duty we have been given to serve our community as elected officers on your behalf. Our Board and committees are striving to do our best to assure we provide fair and consistent service to all our residents.

I look forward to seeing many of you at the Summer Meeting.

In service,
Mike Burke
KPOA President

Kenmure Property Owners Association



2021 Kenmure Woman and Man of the Year



Congratulations to the 2021 Kenmure Woman of the Year, Roxann Paulsen.

Roxann plays golf, tennis, and pickleball and has been an active volunteer in numerous areas. She was the first appointed secretary for the Golf Activities Committee. After serving as secretary, she was asked to serve as Co-Chair of the Golf Activities Committee for three years and on the Board of Governors for three years. Roxann has served on the 9-Hole Invitational Committee and the Women's Member-Guest Committee for four years as well as Co-Chair of the Women's Member-Guest Committee. Many thanks to Roxann for offering her time and talents to Kenmure.

Congratulations to the 2021 Kenmure Man of the Year, Jon Couch.

Jon has served the Kenmure community for many years through many different roles for the Kenmure Property Owners Association. He is our immediate past KPOA President, however his journey of service to the community started much earlier. Jon joined the Kenmure Architectural Review Committee in 2015. After KARC assignments for Condominiums and as KARC Secretary, Jon became KARC chair in 2017 and served ably in that role for two years. In 2019 Jon was elected to the KPOA Board of Directors. Over the course of 2019 and 2020, Jon served several roles as Board Liaison for the Emergency Management Committee, Records Retention Committee, and Security. He also had responsibility for KPOA Insurance and was Vice President in 2020. These breadths of experiences and Jon's conscientious approach to serving our community enabled him to step in late in 2020 as KPOA President. Jon successfully served as KPOA President through the end of 2021. Our sincere thanks to Jon for his seven years of selfless service to our community.

Roxann's and Jon's stories are another testament to the contributions our dedicated volunteers make to our community. This honor was not achieved by any one particular singular contribution; rather, their stories are those of years of service to our community. Roxann and Jon are shining examples of what each one of our Kenmure Country Club and KPOA volunteers do every day. Our hundreds of volunteers give tirelessly of themselves without expecting anything in return. We could not live in the wonderful community we enjoy today without the strong legacy of ownership for Kenmure that our volunteers have shown over the years.

Congratulations to Roxann and Jon on their recognition as 2021 Woman and Man of the year.

Lisa Caudle, President KCC Board of Governors

Mike Burke, President Kenmure Property Owners Association

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Kenmure American Red Cross Blood Drive

Wednesday, May 4, 2022

12:30 – 5:00 PM (Appointment times are in 15-minute intervals.)

LOCATION: Kenmure Country Club Charleston Room. To help meet the needs of COVID-19 patients the Red Cross will test all donations for COVID-19 antibodies to identify potential units that can be manufactured into convalescent plasma. Additionally, the Red Cross hopes that by providing this testing, we may provide our valued donors insight into their own COVID-19 antibody status. Donors can get their results of the antibody test



by logging into their Blood Donor account on the **Blood Donor App** or **online** within one to two weeks after their donation.

SIGN UP NOW FOR BEST AVAILABILITY OF APPOINTMENT TIMES!

Call me at 828-693-3851 or email me at waynesorchard@gmail.com to schedule your appointment to donate.

OR

YOU also can schedule your appointment at www.redcrossblood.org.

As always, thanks for your consideration.

Wayne Orchard, Kenmure American Red Cross Blood Drive Coordinator



If you are new to our community, Kenmure Fights Cancer is a fundraising effort that helps the cancer patients of our local hospitals, Pardee and AdventHealth Hendersonville. Rather than one large event, KFC has several smaller projects (see page 8 of this newsletter). KFC does not expect you to participate in all of them (although it would be *marvelous* if you did), but hopes you will find some to your liking. Be sure to check out the possibilities on the Kenmure

Fights Cancer website: WWW.KenmureFightsCancer.org

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DID YOU KNOW?

Most of you know to contact the KPOA Office if you need a new barcode or change your cell phone number or email address, but do you know what else the Office maintains? Behind the scenes of our **Gate House Security System**, individual profiles are maintained for each owner, occupant and long-term renter. We record the following vehicle data:

- Make
- Model
- Year
- Color
- License plate
- Barcode

Driving directions to your home are also maintained to assist your visitors and are printed on their access pass.

You can add/remove or update contractors and guests from the Visitors List directly from your computer or tablet with your personal login, eliminating the need to call the Gatehouse Security personnel.

You also have the ability to view the vehicles and associated data we have on file for you – please report any discrepancy to the KPOA Office.

If you need instructions on how to access the Gate House portal or have forgotten your login credentials, please call 828-692-2346 or email kpoaoffice@gmail.com. Just to be clear; the KPOA Office has the only access to edit or add vehicle data in the Gatehouse System (NOT security personnel).

KPOA Security Committee



DO YOU KNOW about KPOA's Emergency Management Committee and what we do?

Basically, we prepare for and respond to any **MAJOR** event with the potential for catastrophic consequences to Kenmure residents' lives and/or property over an extended period of time. This could include a structure fire, wild fire, tornado, natural gas leak, or any event that may require total or partial evacuation of the Kenmure Community. In

this newsletter, we will address **EVACUATION:** We strongly suggest that you develop, discuss and practice an evacuation action plan with everyone in your home. The plan should include what to take, who is responsible for packing what, where to go and who to notify. Once the order to evacuate is issued, it should take you no more than 10 to 15 minutes to be on your way. There are three ways to exit Kenmure. You should become familiar with those locations. In the event an evacuation is ordered, you will be directed to the appropriate exit.

It is important that you do not panic. Collect your belongings, medications, pets, pet necessities, load into your vehicle(s) and proceed to the designated exit. Your plan should include a predetermined place to meet up with family members in order to keep cellphone usage at a minimum. Assisting a neighbor in need is also recommended. We hope that residents with special needs requiring assistance will contact the KPOA Office (828-692-2346) in order to have that information on record in the event of an evacuation.

In order to assist emergency responders at your home, ensure you have legible and clearly marked street numbers. If you have a fire hydrant near your home, please ensure that there is a three-foot clearing around the hydrant. Do not stack firewood under decks or near your home. Clear out fallen leaves and undergrowth. It only takes one ember landing in that stuff to start a major fire. Follow the guidelines for regular chimney cleanout particularly if you have a woodburning fireplace. Hoarding is hazardous. Spring cleaning is highly recommended and the local Habitat, Blue Ridge Humane Society and Hospice thrift stores will be very grateful for donations.

Please review the entire KPOA Emergency Management Plan located on the KPOA website, www.Kenmure.org for additional information. We are always looking for additional help to be called upon in the time of need. Should you possess the skills or experience in any phases of our Emergency Management Plan, and you are interested in volunteering, please contact the KPOA Board EMC Liaison Brian McCormick at DirectorEMC@Kenmure.org or the EMC Chairman Will Rodriguez at rodriguw@aol.com.

Thank you all for taking the time to read this important message. Stay safe, everyone.

Emergency Management Committee

Kenmure Property Owners Association



Your Pets and the Kenmure Declaration



In past KPOA Newsletters and Kenmure Alerts, the Board has reminded Kenmure dog owners to be a "Neighborly Neighbor" by ensuring that, when they walk their dogs, the dogs are on a leash and they pick up and dispose of dog waste.

Recently, the KPOA Board has received several complaints regarding dog owners who fail to 1) ensure that their dog is on a leash when off their property, and 2) pick up dog waste.

The Kenmure Declaration provides that:

Dogs ARE REQUIRED to be on a hand-held leash when they are not on your property.

"Pets, when running loose, must be kept strictly within the boundaries of the owner's property. At all other times, they must be kept securely on a leash." See [Kenmure Declaration](#), Animals, paragraph 29.

Dog waste MUST BE picked up by the dog owner.

Dog waste constitutes a nuisance.

"No plant, animal, device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant, or of a nature as to diminish or destroy the enjoyment of other property in Kenmure by the Lot Owners, tenants, and guests thereof, may be maintained." See [Kenmure Declaration](#), Nuisances, paragraph 22.

These Declaration restrictions apply *throughout all of Kenmure, including in the Hollybrook Dr. area (Kenmure Phase VI) and near vacant lots.*

If Declaration paragraphs 22 and 29 are violated by property owners, guests, and contractors, they may be subject to action to enforce these restrictions. See [Kenmure Declaration](#), Remedies, paragraph 39; [KPOA Rules & Regulations](#), Appendix 1, Enforcement Process.

We love our pets, and we love to get out and about with them. The KPOA Board asks that you be a responsible Kenmure pet owner.

Thank you.

The KPOA Board



Spring Quarterly Office Scoop



In February the 2022 Kenmure Directory was published, and copies are currently available at the KPOA Office.

The printed Directory is a snapshot in time. However, the Kenmure Online Directory is a *real-time* version which allows you to search and view members' information. Go to www.kenmure.org, log into the KPOA Members Only section and you can search and view individual profile data by selecting the [Kenmure Online Directory](#).

Please **check your own information!** If it is not correct, please notify the Office. We have the ability to receive online changes from the same website page. Use the "Directory Update Link" to notify the KPOA Office of any updates.

An example of an important change is your email address. The 2022 Annual Assessments were emailed to owners, so it is very important for us to have up-to-date email addresses as well as phone numbers, Kenmure property purchases and sales and mailing address.

The KPOA Office is located at 10 Kenmure Drive, (828) 692-2346, office hours are Monday through Friday 1:00 p.m. to 3:00 p.m.; email is kpoaoffice@gmail.com. If you are unable to visit the Office during regular work hours, please contact us and we will arrange a specific appointment.

Be sure to Mark Your Calendar!

KPOA Summer Meeting

June 16

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The KPOA Website: *Did You Know?*

By Wayne Orchard, KPOA webmaster

The [KPOA website](#) is a “go-to” place for Kenmure information. At the top of the KPOA website home page, there are nine menu options. Let’s explore what you will find at the “**Residents Info**” tab.



Hover your mouse over “**Residents Info.**” A drop-down menu opens. Scroll down and click on any of the 8 subpages:

- **Guidance Docs & Forms**
 - You will find the KPOA Rules & Regulations in one PDF document as well as individual PDFs of most Rules. Forms are also found here.
- **Contractors Holding a Gate Pass**
 - A list of contractors who hold a pass to access Kenmure.
- **Railpen Gap Park & Walking Trails**
 - Have you visited the Park yet? Take a short slideshow tour here.
- **Homeowner Services**
 - Are you looking for a contractor for a project? Look at this list for recommendations by Kenmure residents.
- **Critter Report**
 - Kenmure has quite a few different types of wildlife. Share any sighting by emailing me a photo and when & where you saw the ‘critter’.
- **Trading Post**
 - Do you have a gently used household item such as decorative items or golf cart or sports item that you would like to move to a new home? List it here for sale or give away. *Look here for that couch or other items.* All listings are free.
- **Kenmure Red Cross Blood Drive**
 - Information on the upcoming May 4 American Red Cross blood drive.
- **Kenmure Country Club**
 - A hyperlink to the Club’s website.

If you want to submit a ‘Homeowner Services’ recommendation, a “Critter Report” or a “Trading Post” item, email it to me at waynesorchard@gmail.com.

Kenmure Property Owners Association



Kenmure's Road Maintenance Committee has several significant projects targeted for 2022. These include:

- 1) Remediation of the headwall-related collapse on the edge of the bridge on Kenmure Drive. Timing is dependent upon the contractor, Gosnell Construction, scheduling.
- 2) Paving of Hollybrook Drive from Pinnacle Peak to Argyle Lane. This section was assessed by our Engineering company as the highest priority in their 2021 Road Assessment. The project that includes application of a tar/gravel layer followed by an asphalt overlay and restriping was awarded to the low bidder (Tarheel Paving) in 2021 but due to heavy demand the project was deferred to 2022. Expect this to be completed in April.
- 3) Repaving Kenmure Drive from the Main Entrance to the south intersection with Greenleaf Drive. Our engineering firm has assembled and submitted a bid package to four local paving contractors with bids due by mid-April. Scope includes the removal of asphalt at the main gate, milling to remove 3 inches of asphalt on the balance of the section, application of tar/gravel followed by asphalt overlay and restriping. Speed humps and cart crossings in this section will also be rebuilt and painted. We hope this can be completed this year with the schedule heavily dependent upon contractor demand versus capacity.
- 4) Significant patching program for roads with cracking areas that do not warrant the investment required for repaving due to traffic levels and limited surface areas requiring remediation. Our annual budget has been increased for 2022 to do roughly three times the scope of work done in each of the past couple years. We are targeting to scope the work and award the patching program by the end of May with the schedule dependent upon contractor demand versus capacity.

Schedule of Events for Kenmure Fights Cancer

Autobell Car Wash Gift Cards	May 1-25
Coins4Cancer	Now – Sept 30
Golf Tournament Kenmure Country Club	Wed May 25 10 am shotgun
Gala Dinner Kenmure Country Club	Wed May 25 5:30 pm
Treasure Trove Online Auction (details coming soon!)	May 9-25
Tennis Round Robin & Dinner	Sat June 18 9:00 am
Honor Board	Now – Sept 30
Kenmure Krush 1k/5k Walk Run Kenmure Golf Cart Paths	Sept 22
Super Signs!	Now – Sept 30

For sign-ups and more information go to:
WWW.KenmureFightsCancer.org

Everyone welcome. No KCC membership required.



Visit the KPOA Library