



# KENMURE PROPERTY OWNERS ASSOCIATION

**KPOA Office: 10 Kenmure Dr. 828-692-2346**      **Volume 23, Issue 2**      **May 2023**  
**Office Hours: 1:00pm-3:00pm, Mon.- Fri.**      [kpoaoffice@gmail.com](mailto:kpoaoffice@gmail.com)      [www.kenmure.org](http://www.kenmure.org)

## 2023 KPOA BOARD

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## *President's Message*

What does Kenmure mean to you and your family? Especially during this time of year in WNC, where the sun shines, skies are blue, flowers and trees are bursting with colors and the wildlife is active and mischievous. I'm so thankful for the beauty that surrounds us, the limitless activities, and the friendships created with so many of my fellow Kenmure residents. What a spectacular place to live and thoroughly enjoy the opportunities that surround us!

Recently, KPOA and KCC jointly sponsored the Volunteer Appreciation dinner for volunteers who dedicated 32-or-more hours of service to our Kenmure Community during 2022. More than 130 volunteers and their spouses enjoyed an evening of great food and camaraderie while being recognized for all their efforts in making Kenmure the majestic community we call home. During the evening, Mrs. Terry Stein was honored as the 2022 KPOA Volunteer of the Year, and Mr. Bill Robins was honored as the KCC Volunteer Person of the Year. Congratulations to both for all they do for Kenmure.

I can never emphasize this enough—a sincere **Thank You** to every volunteer who committed time and energy in helping manage the many different responsibilities that keep our community going, as well as making Kenmure a thriving, enjoyable place to live each day!

On the business side of things, I'm happy to report your KPOA board, committee chairs and volunteers have us successfully maneuvering along this year. Our action plans and committee assignments have met with positive results and smooth sailing moving into the summer months. Here are just a few accomplishments already in 2023:

The 2023 Kenmure survey is ready for distribution in May; a new multiyear contract with AUS security was signed; successful transition to our new snow removal company; final surface painting completed on Kenmure Dr. speed bumps; canopy work completed for this year's assigned locations; remaining fiber-optic cable installations underway; beautification of landscaping surrounding the KPOA office and pain ing of front steps; development of an amicable and forward-thinking working relationship with KCC and Kemper Mgmt, and simplification of our Emergency Management Plan.

(continued)

# Kenmure Property Owners Association

## President's Message (continued)

There are a few of our undertakings that I want to recognize and thank those who are the driving forces behind each one:

1. Our new Elections Chair Laura Martin, and her committee, for revamping our elections protocol and creating a business plan to engage, inform and attract new candidates for the KPOA board.
2. Wayne Orchard's continued focus on enhancing our KPOA website and hosting Kenmure's yearly Red Cross Blood Drive which is held the first week in May.
3. Dale Seekely, treasurer, for the successful distribution and collection of assessments, and implementing a paperless format to allow greater efficiency as well as reducing costs. It was a challenging undertaking that Dale successfully completed with flying colors! Thank you!
4. Bonnie Mangold and the entire Long Range Planning committee, for the timeless energy and deliberation on developing a meaningful and insightful 2023 survey. Be on the watch for distribution to the community mid-May.

The board and committee chairs encourage everyone to thoroughly review each issue of our newsletter. We want to make sure our community is informed and involved with the happenings within Kenmure. We are notably striving to provide each resident the opportunity to become more knowledgeable about our business practices, policies, rules and regulations, as well as our emergency management plans.

Please keep in mind KPOA initiatives and actions are developed and implemented by your friends, and neighbors who are residents just as you are, who are dedicated volunteers—committed to the betterment of our great community. We always looking for **new volunteers** – individuals who want to bring their passion, experience, and energy to our KPOA team! You'll be hearing more about our business plan to better inform residents of opportunities to serve very soon.

Be sure to look elsewhere in this newsletter for an article about an upcoming event where you will have the opportunity to learn all about the operations and organizations of Kenmure in which you can actively participate.

Wishing everyone a safe and enjoyable summer!

Respectfully,

*Brian*

Brian McCormick

*Beautiful Railpen Gap Park  
Maintained by KPOA Volunteers  
Walking trails / Sitting areas  
Find out more at:  
Kenmure.org / Residents info*



# Kenmure Property Owners Association

## THINK YOUR OPINION DOESN'T MATTER?

## THINK YOU DON'T HAVE A VOICE IN YOUR COMMUNITY?

Think again. The KPOA Board wants to hear from you...and your opportunity to again let us know how to make the Kenmure community an even better place to live is coming up! The members of the Long Range Planning Committee have been diligently designing the process for you to share your opinions!

While the Board is always available to hear from you, it is time once again for the KPOA Survey—soliciting ALL property owners including full and part-time residents, and those owning lots and rental properties. The survey is for **ALL ADULTS in each category just named**, thus if only one adult owner receives the survey, we ask that you forward to other adult members in the household to ensure everyone the opportunity to participate.

The purpose of the survey is to: 1. Learn the demographics of our community, 2. Gauge your satisfaction of our current progress, 3. Receive your ideas on preserving and protecting our property values, and 4. Hear your ideas regarding what more your Board and Committee Volunteers can do to further enhance your living experience in Kenmure.

In mid-May, you will receive an email from KPOA President Brian McCormick with more information that will also contain a direct link to the 2023 Survey. In addition, a link will be posted on the KPOA website homepage. Once the survey is “live,” it will be available for ten days during which time you will receive a couple of email reminders to please complete the survey. Because your feedback is anonymous, the Board will not know who has or has not completed the survey so you may receive a reminder or two even though you have completed the document. We want to be sure each of you take advantage of the opportunity to voice your opinion(s)!

If you would like to refresh your memory (or see for the first time) on the results of the 2020 Survey, you may go to Kenmure.org, click on the KPOA Members Only page (if you don't know the password, email [kpoaoffice@gmail.com](mailto:kpoaoffice@gmail.com) and the password will be sent to you). Once you are on the “members only” page, scroll down to the Long Range Planning Committee Reports, etc. and after clicking on that link, you will see Long Range Planning Committee Survey 2020...there you can read the summary, full results, real estate agents' comments, and the anonymous comments from property owners.

Because we are aware that time is a precious commodity for everyone, we want to thank you in advance for your participation. If you want to be entered into a drawing for one (1) “thank you for participating” \$150 gift card, you will have the opportunity to do so after completing the survey.

*Susan Boland (Chair) & Bonnie Mangold*

## Kenmure Property Owners Association

### ***It takes a Village...to keep a Village***

What is it about Kenmure that sets it apart from any other community in our state? Is it you? Well, it could be...if you choose to join the more than 160 volunteers who actively, willingly give of their time, talents and expertise to participate in the Kenmure Property Owners Association (KPOA).

So, how does KPOA make Kenmure so unique? Prepare to be amazed....our KPOA is **the largest** organization of its kind in all of North Carolina run exclusively on volunteer power! Reflect on that for a moment...folks who have lived here for a long or short time, who may have retired or still be employed, who may be a life-long volunteer or perhaps never volunteered for anything—all freely working together to keep our community one of the most desired locations in our state in which to live. And now, you have an opportunity to join the team.

Whether you are ready to be a part of this unique group or just want to explore the possibilities for later, your Election Committee is ready to help. Over the next several weeks we will be providing information regarding the various upcoming committee and board openings for the next calendar year. Due to their experience within KPOA, we naturally look to current and prior committee members as the primary pool for potential future Board leadership, but now is the time to learn more about each function. We hope you will take a close look and consider opportunities to serve--particularly in those areas that mesh with your interests and/or expertise. The current committee chairs (listed elsewhere in this issue) will be happy to answer any questions you may have about what their positions entail.

New or relatively new to Kenmure? Thinking of waiting to get involved? There is no better or more satisfying way to become involved in this community than to volunteer. Not only will you have fun while making new friends, joining in on collaborating with fellow Kenmureans will rapidly add to your sense of belonging and keep KPOA a smoothly functioning Association.

Sure, there is a great deal of time and effort that goes into a smoothly functioning association of this size with its many moving parts. But we just can't think of any reason why you wouldn't want to be a part of a group whose goal is to save its residents over \$100,000 a year in property management fees.

Watch for our Information Bulletins...and then come join us!

*2023 Election Committee  
Laura Martin, Chair*

# Kenmure Property Owners Association

## **TREASURER'S REPORT**

As you know, we have been transitioning our billing and accounting duties away from the outside accounting firm that had been used over the last 10 to 15 years. I am happy to report we have successfully completed that transition and the work is now being done by our volunteers, saving more than \$17,000 annually.

A large part of our success is due to the efforts of Vicki Altmeyer who volunteered to serve as Assistant Treasurer and has taken over many of the tasks previously done by the outside accounting firm. I would be remiss if I did not thank all our residents who helped make our first electronic invoicing process a successful one.

In addition to cost savings, other changes and benefits from the transition include:

- 1) Electronic transmission of Invoices (via E-Mail), saving everyone time and the KPOA money.
- 2) All payment transactions (maps, bar codes, directory) at the KPOA office can be invoiced if the property owner does not have a check (no cash) at the time of purchase.
- 3) Assessments can now be paid directly from a property owner's bank account vs. having to spend the time and money to mail.
- 4) The KPOA financial statements are now available and stored on-line vs. having them maintained by the accounting firm.
- 5) The KPOA vendors can be paid more quickly, and directly from the KPOA bank account vs. the time and expense of manually printing and mailing checks.

You may be interested to know that by being an entirely volunteer organization, KPOA saves the cost of using a management company that would typically charge fees in the range of 8% to 12% of the HOA revenue (or assessment). For KPOA, this would translate to a cost of \$96,000 to \$144,000 a year. Or, looking at it another way, a \$128 to \$200 increase in the annual assessment for a home in Kenmure.

The cost-savings alone highlights the value of volunteers but be assured you will benefit in so many other ways as you find your place in the largest volunteer organization of its kind in all of North Carolina.

**DALE SEEKELY**  
**TREASURER**



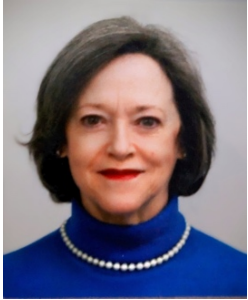
## **FUN FACTS:**

### **Kenmure Real Estate Activity** *(Sales in \$ millions)*

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022
Homes	37	49	62	63	54	52	73	68	50
Lots	6	14	5	10	20	10	19	26	16
Total (\$ million)	\$16.9	\$23.1	\$30.3	\$34.4	\$30.0	\$29.4	\$52.5	\$45.8	\$39.9

*Nick Weedman 1/2/2023*

# Kenmure Property Owners Association



Stein



*KPOA AND KCC*

*2022*

*VOLUNTEERS OF THE YEAR!*



Robins

In April, KPOA and KCC announced the recipients of the Volunteer of the Year award for each organization. We are pleased to recognize both Mrs. Terry Stein and Mr. Bill Robins for their tireless dedication in volunteering their time and talents in various ways throughout the year. While we are honoring their work during the previous year, their stories are ones of many years of volunteering in support of our wonderful community.

Our KPOA 2022 Volunteer of the Year has set herself apart over the years by always being positively involved in multiple committees. The skill set of this individual and the data she has accumulated and managed over the years is most impressive. Just like many of our volunteers, Terry is one of those individuals who doesn't seek nor particularly like the limelight. Terry always strives to give more than is expected and her contributions are a positive, integral part of the success of KPOA. The magnitude of information Terry manages on Kenmure resident profiles, and the assimilation of that information is vital to our operations. As you might imagine, keeping those databases up to date monthly requires an extraordinary commitment and dedication. Terry's volunteer responsibilities include:

1. Managing the Gate House Software and AT&T Services for the Security Committee
2. Managing the voting analytics for the Elections Committee
3. Serving as KPOA chair for the Data Base Committee

We congratulate and salute Terry as our KPOA 2022 Volunteer of the Year!

As KCC's 2022 Volunteer of the Year, Bill has long been recognized for his leadership skills, his candid humor, and his dedication to always keeping the best interests of KCC at the forefront of every decision. His contributions have been well known and well documented over the years.

The transition that took place last year at KCC could have easily disrupted the activity of most boards, but Bill kept to the facts and maintained a sense of decorum among all the board. Being President and Treasurer during the transition was no easy task. His financial and business background and the ability to translate complicated information into easily understandable statistics was a great advantage for the board. Of significant importance as well is Bill's ability to "jump into action" at a moment's notice. Last summer as he was on his way to "Wine Down with Lindsey" at the Club, he saw that a car had been driven into McCabe Pond and was submerged up to the windows. Without hesitation, our fearless volunteer entered the water, ensured the driver was responsive and then climbed through an open rear window of the SUV to keep the driver calm until the EMTs and fire department personnel arrived.

We congratulate and salute Bill as the 2022 KCC Volunteer of the Year!

# Kenmure Property Owners Association

## ROAD SAFETY IS NO ACCIDENT!



With warmer weather approaching when folks like to go for a walk or go golfing, it's a good time to remind everyone of the notion of sharing the road. Courtesy is a must for all of us to safely enjoy our community. We've read plenty about the danger of distracted driving. But keep in mind pedestrians and golf-cart drivers can be easily distracted as well and need to pay close attention and be mindful of their surroundings while navigating our roads just as motorists must do.

Pedestrians who may be listening to podcasts, your favorite music, news show, texting or facetimeing while walking your dog or just enjoying our beautiful surroundings can be especially dangerous for you, your pet and for the drivers you meet on the road. Golfers need to be cautious each time they are approaching cart-path crossings of our roads...should a car be approaching never assume the driver has seen you. It is always safest to wait for a signal from the driver before you proceed. When crossing the road at the front gate, always be mindful of those who are exiting and entering on Kenmure Drive and wait until an approaching driver has signaled for you to proceed.

Kenmure traffic statistics from the first three months of this year show there were a total of 40 traffic violations. There were 7 violations in January, 18 in February and 15 in March. Of the violations, 35 were for speeding and 5 for running stop signs. The statistics are not broken down between residents or guests or contractors but remember, residents are responsible for all guests and contractors coming to and from your home. (See Security Committee update elsewhere in this issue).

Here are some other recommendations for everyone's safety as we share our roads:

Pedestrians:

- Keep alert, don't use any device that will take your eyes (or your ears) off the road.
- Keep one ear free from electronic devices to hear oncoming traffic, etc.
- Always walk facing traffic and on the shoulder of the road if possible.
- NEVER assume a driver sees you, make eye contact if you are trying to cross the road.
- Wear bright clothing during the day, reflective materials or a flashlight if you walk at night.
- Watch for vehicles entering or exiting driveways, turning left or right.
- Do not assume an activated turn signal means a car is actually turning at any intersection.

Motorists:

- Give driving your full attention, non-driving activities (while driving) increase risks of crashing.
- Obey the posted speed limits, and all related traffic signs in the community.
- Use extra caution driving in inclement weather or at night—people and wildlife may be on the road too.
- Watch for pedestrians and golf-carts on every street, slow down at marked golf-cart crossings.
- Slow down when approaching intersections.
- Watch for vehicles entering or exiting driveways, turning left or right.
- Resist the temptation to "zoom" down the mountain or when you get near the gate.
- Shifting into a lower gear when moving downhill will help control your speed.

Cart Drivers:

- Observe all road rules, avoid distractions such as electronic devices while moving.
- Be aware of dips and speed bumps, obey the posted speed limits and all traffic signs.
- Yield to pedestrians when approaching them, especially if they're walking a pet.
- Keep your entire body inside the cart while it is moving to avoid injury of any sort.
- Do not drive with children in your lap, child seats are recommended.
- Never exceed the passenger capacity.
- Do not allow riders to stand on the back platform.

With the growing popularity of hybrid and electric cars, drivers and pedestrians need to be aware they are silent. The engines make almost no noise, and when drivers are obeying the speed limit, the low speed does not cause wind or tire noise...so another reason to be mindful of our surroundings whether walking or driving.

Safety is everyone's responsibility. Let's not meet our friends and neighbors by accident!

# Kenmure Property Owners Association

## 2023 KPOA COMMITTEES

(As of 3/31/23)

Contact information for all Committee members may be found in the current or online Kenmure Directory

### **Advisory Committee**

**Nick Weedman, Chair**

Alan Van Ostenbridge

### **Long Range Planning Committee**

**Susan Boland, Chair**

Larry McGaughy, Jim Herrmann,  
Nick Weedman, Bonnie Mangold,  
John Gerni, Drew Clayton, Jim Heavner, E.J. Zisk

### **Judicial Committee**

**Bill Douberley, Chair**

Jim Heavner, Emmy Weissman,  
Alan Van Ostenbridge

### **Security Committee**

**Mark Goldstein, Chair** - EMC Security,  
Officers Holiday Fund

Nita Ready - Traffic Safety & Officer Updates &  
Performance

Mr. Terry Stein - AUS Contract

Maral Johnson - Maybin Service Contract/ Liaison

Ms. Terry Stein - Gatehouse IT Systems and  
Software & TEM Contract

Bryan Wesselink - Gatehouse & Gate Equipment  
Maintenance

Frank Algozzini - Member-at-large

Suzanne Blas – Member-at-large

Dan Rosser - KPOA Board Liaison

### **Architectural Review Committee**

**David Hampton - Chair**

Bill Daleure - New Home Construction

Steve Schultz - Landscaping

Ray Liotta - Trees

Dave Yusko - Existing Home Alterations

Diana Seekely - Paint Color Coordinator

Charlie Reed - KPOA Board Liaison

### **Road Maintenance Committee**

**Jim Hutchison, Chair**, backup: Signs

Ray Donner - Signs, backup: Patching

David Christenbury - New construction, backup:  
Right-of-Way & Snowman

Andy Clapper - Asphalt Patching & Paving,  
backup: Culvert Project

Dick Graber - Right-of-way/Shoulders, including Culvert  
Project

Fred Johnson - Mowing & Leaf Removal, backup: New  
Construction

Dennis Boyd - Canopy & Striping, Snowman, & Secretary

John Pace - Asphalt Patching, backup: Paving

Larry Wesselink - Member-at-large

Bob Paulsen - Advisor

Fred Balling - KPOA Board Liaison

### **Emergency Management & Crisis Response Committees (EMC)**

(Names in **bold** are members of the EMC Exec. Comm.)

**Will Rodriguez - Chair**

**Nancy Ramp** - Committee Vice Chair

**Sue Gordon** - KPOA Board Liaison

#### **--Incident Command Center (ICC):**

**Will Rodriguez** - Incident Commander (IC)

**Nancy Ramp** - IC Deputy

#### **--Communications:**

Alan Van Ostenbridge - KPOA Information & Incident  
Status Alerts & Announcements

**Vern Dyer** - UHF Radio Communications Advisor

#### **--Command Administrative Team & Incident Command Backup Responders:**

**Donna Johnson**, Pete Richards, Al Reams,

Angelique Murphy, Frank Algozzini,

Tom Hooker, Bill Beacham



# Kenmure Property Owners Association

## 2023 Committees (continued)

### First-Out Responders:

Sue Gordon - **Team Leader**

Bob Stephenson, Margaret Langston, Don Speese,  
Bill Robinson, Donna Robinson

### Evacuation Teams:

**Brant Sudderth – Captain**, Evacuation Teams

Bob Balkman - Lieutenant Broadmoor Team

James Herrmann - Broadmoor

Jane Irwin - Broadmoor

Annie Lazo - Broadmoor

Paula Tarrant - Lieutenant Argyle Team

Paul Nice - Argyle

Don Stine - Argyle

### Security Officers – Gatehouse

Micah Burroughs - Site Supervisor

On-duty Security Officer

## Records Retention Committee

### Jeanne Sudderth, Chair

Susan Kasper

Susan Boland

Brian McCormick - KPOA Board Liaison

Dale Seekely - KPOA Treasurer

## Community Relations Committees

### Bill Daleure - Chair & KPOA Board Liaison

#### --Communications Committee

Marsha Mock - KPOA Newsletter Editor

Wayne Orchard - KPOA Website Webmaster

#### -- Election Committee

##### Laura Martin – Chair

Elizabeth McCormick, Ed Tiles, Judi Dietrich,

Terry Stein (voting analytics),

Stan Christman (electronic ballots)

#### -- Kenmure Blood Drive

##### Wayne Orchard, Chair

#### -- Welcoming Committee

Gayle Schwarz and Charlotte Hooker

## KPOA Services Committees

### Sally Hale - Chair & KPOA Liaison

(continued next column)

## Services (continued from previous column)

### --KPOA Office

**Bob Winans** - Building Maintenance Coordinator

**Gayle Schwarz** - Office Coordinator

Julie Ashbeck, Sue Kauffman, Donna Johnson,

Susan Kasper, Lisa Raufeisen, Debbie Burke,

Charlotte Hooker, Anne Hobbs, Marie Catherine Boyd,

Karen Carr, Anne Batherson, Carol Battocchio

### --Railpen Gap Park

#### Donna Robinson, Chair

Fred Johnson, Bill Robinson, Mary Bouchard,

Larry Wright, Paula Tarrant, Frank McGlashan

Greg & Barbara Bennett, Bill Robins, Ken Bryant,

Greg & Ann Schmidt, Flora Hobson, Rick Hobson,

Michael Johnstone, Wesley Moore, Len Cooke,

Darren De Rosa, Ceelie Beacham, Tom Hooker,

Denise Todd, Nello Masci, Bill Beacham,

Howard & Trish Rugaber, Mary McGlashan,

Jim Todd, Chris Sealy, Ruth Siegel, Diane Albin,

Ken Forde, Ken Drake, Debbie Drake, Carol Jones,

Pat Bennett, Susan Boland, Connie Blanton,

Carmen Curtis, Linda Daleure, Suzanne Hampton,

Eileen Moore, Lisa Raufeisen, Pam Jastczemski,

Nita Ready, Betty Roemer, Beth Rountree,

Roberta Smith, Diane Speese, Marie Serrano,

Elizabeth McCormick, Jane Irwin, Linda Winans,

Geri Rosser, George Tennille, Sylvia Tennille

### --Database Committee

#### Teresa (Terry) Stein, Chair

Alan Van Ostenbridge - Alert Administrator

Donna Johnson

### --Adopt-a-Highway (Litter Lifters)

#### Ron Evilia - Team leader

Bob Winans, Sally Hale, Karen Balkman, Philip DeKeizer, Effie

Loree, Beth Rountree, Don Johnson, Larry Stewart, Scott

Benyon, Ron Gregory, Cindy Gregory, Nancy Rivers, Zack

Johnson, Jerry Tanner, Rick Rehn, Pam Tiles, Ed Tiles, George

Tennille, Terry Stein, Bill Hale, John Williams, Anthony Healey,

Amanda Healey, Steve Katsadouros, Amos Dawson

Sam Beddingfield – KEI Liaison/NC DOT Contact

### --Library

#### Rita Yusko – Chair

Marion Huffman, Ann Stringfield, Gloria Richards, Emmy

Weissman, Judy Pendergast, June Rostetter, Claude Kellogg,

Terry Van Ostenbridge, Pam Tiles, Joan Jefferson, Candice

McGinnis, Barbara Van Pelt, Shelia Finley

# Kenmure Property Owners Association

## The KPOA Emergency Management Committee (EMC) and Plan (EMP)

As you may know, the Kenmure EMC are volunteers who help our community neighbors in emergency situations. Specifically, the EMC supports you, our Kenmure neighbors, as follows:

- ✓ We define “emergencies” that could affect Kenmure and make recommendations to reduce the risk of those emergencies.
- ✓ We help Kenmure residents become aware of emergency procedures, preventions and risks to life and property.
- ✓ We take appropriate action when a declared "emergency" occurs that could potentially impact life / property within Kenmure.
- ✓ We are trained in emergency, evacuation & wildfire prevention procedures.
- ✓ We are conversant with the Kenmure Emergency Management Plan procedures.

Of note, we respond to major emergencies or catastrophic events in support of our local First Responders. We will communicate through our alert system with you with updates throughout the event as well as the possibility of a full or partial evacuation. Should there be a need to evacuate the community, we have personnel who will be stationed in key locations throughout the community with signs to help guide you to our evacuation gates (Argyle and Broadmoor gates). To ensure our preparedness, your EMC members participate in annual emergency and evacuation drills, as well as ongoing First Aid, CPR, and traffic control training.

We have taken on a new task to start educating you about wildfires and how to reduce the risks of wildfire damage to our homes. Be on the lookout for further information about this vital issue that could affect our community. **If you haven't done so, it is critical you clear your property, at least 30 feet around your home of any burnable debris (leaves, dead bushes, dead trees, etc), now! It's not about the aesthetics!**

Regardless of how much preparation the EMC does, **it is ultimately your responsibility to be prepared for any emergency** that may occur, including reducing the risk of wildfire damage to your homes and property.

It is imperative you be familiar with the location of both evacuation gates...in an emergency, the one closest to you may become blocked; thus, we strongly recommend that you periodically drive through Kenmure and become familiar with all the routes you may have to take to evacuate. If you don't already--get to know your neighbors--especially those who may have mobility limitations or other impairments that might hinder them during emergencies and evacuations. We must all be ready to help each other.

The EMC cannot urge you strongly enough to please **become familiar with the Kenmure Emergency Management Plan (EMP)** located at: <https://kenmure.org/wp-content/uploads/2023/01/Emergency-Management-Plan-20Jan23.pdf> The EMP defines the emergencies and catastrophic events; it lists your particular evacuation zone; it contains the maps of evacuation routes to the evacuation gates according to your evacuation zone; and it contains the procedures of how we respond to an emergency or a catastrophic event. Remember, the moment of an emergency is not the time to be searching for guidelines.

**ALWAYS-- in the event of an emergency, CALL 911 first!**

**William D. Rodriguez  
Chairman, KPOA EMC**

# Kenmure Property Owners Association

## Security Committee Update

There have been an increasing number of residents in Kenmure, who have been speeding and/or failing to stop at stop signs. Violation letters to those caught by Security staff have risen dramatically. Please slow down and obey stop signs for the safety of all residents.

In addition, there have been a number of residents who are using the inside lane to enter or exit Kenmure when there are vehicles in front of them. This poses a danger to Security staff, who may be stepping out. For the safety of everyone, please show patience when you are entering or exiting Kenmure.

A reminder—residents are responsible for all guests and contractors coming to and from your home. If they are speeding or run a stop sign, it is your responsibility, and you will receive a violation letter. Three violations within one year will result in a fine. Please remind your guests and contractors about the Kenmure traffic rules.

Security is also in charge of garbage and recycling pick-up. DO NOT put garbage out the night before, as bears are more active now and will have a field-day rummaging through garbage taken out the night prior to pick-up. Please put out your garbage and recycling the MORNING of pick-up.

Some residents have been dropping off their garbage at the Security staff's garbage can. This results in the Security staff's garbage can being filled before the end of the week. Do NOT bring garbage to the Security staff garbage can, even if you are leaving town prior to the next pick-up. Ask a neighbor or take your garbage with you.

Some residents have had their contractors working past approved hours or working on weekends and/or holidays. Contractors may work on Saturdays if the work is inside the home and there is no noise disturbing neighbors. If there is an emergency, such as loss of electricity, exceptions are made, if there is approval from the Security committee.

Moves into or out of Kenmure are not allowed on Sunday or holidays. A moving van approval can be found on the KPOA website, and a 72-hour approval is required.

Finally, the Security committee will have several openings for new members beginning in December. If interested, please contact Mark Goldstein at [dr.markgoldstein@gmail.com](mailto:dr.markgoldstein@gmail.com) or call at 847-721-0496.

*Mark L. Goldstein, Chair*

## Road Maintenance Committee Reminder

If you've recently moved into our community, you may not be aware that Kenmure residents who have driveway culverts are responsible for keeping them clean and open. Your Road Maintenance committee wants to advise our new neighbors, as well as remind other residents...KPOA regulations require all residents who have a culvert(s) under their driveway(s) to maintain them.

With all the rain we've had lately, you may have noticed driveway culverts not kept clean and fully open can cause runoff flooding across our roads and may even result in roadside erosion as well. Of course, the flooding may not only affect our roads and our ability to navigate them but could very likely flood and erode properties as well—not a pleasant prospect for any of us.

If you are unable to do the work yourself, your landscaper can likely take care of it for you. If you haven't hired a lawn care service yet, check out the Residents Info/Homeowner services link at [www.Kenmure.org](http://www.Kenmure.org) to find neighbor's recommendations for landscapers and other services.

PLEASE, let's continue to be good neighbors and take care of this important maintenance issue that if left uncared for could affect our road and property safety.

**2023 RMC Committee**  
**Jim Hutchison, Chair**

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## FUN FACTS:

There are:

- 21 miles of roads in Kenmure
- Fifty-one cul-de-sacs / turnarounds
- Approximately 250 traffic and street-named signs
- Nine volunteer road maintenance committee members (and one engineering consultant) have oversight for Kenmure's roads.

# Kenmure Property Owners Association

## A Stinky Problem in Kenmure?

Could you be guilty of the number one rude habit of dog owners? Sure hope not. We really didn't want to step into this or raise a stink among neighbors but this just isn't the way to go. There are plenty of things folks are willing to pick up—the pace, the groceries, the mail—all good habits. But, not “picking up” your dog's feces was deemed recently by a panel of experts to be the rudest behavior of all dog owners, and one we received notice of that is occurring in our community.

Please, be a good neighbor--always carry a disposable bag and a clear vinyl glove (find those with a run to a discount store) to make sure nothing is left behind in your neighbor's yards, Railpen Park, or anywhere you choose to walk. And BTW, using a stick to flick away the evidence (yes, we heard) isn't a good practice because you just never know where the chips may fall. If it's too cumbersome to carry and you decide to leave a full bag somewhere to retrieve on your way back home, we totally understand---thank you for picking up just please don't forget where you left it.

We do have pictures but keeping with KPOA's high standards, we have spared you those details. You can thank us next time you see us.

Your Community Relations Team



## FUN FACTS:

### Residential Structures

Condominiums, villas - 196  
Cottages - 42  
Single family residences (stand-alone) - 459  
Total residential units - 697

### Owners

Total individual homeowners - 679  
Total individual lot owners - 110  
Homeowners second residential address - 180  
Percent owners / out of state 2nd homes - 27%  
(180 of 679)

## ***Community Open House***

### ***for all Residents***

***Saturday, June 3<sup>rd</sup>, 4 – 7 pm***  
***Kenmure Country Club***

**Watch your emails / mailbox for *more* details about the Community Open House for every resident of Kenmure.**

**Complimentary hors d'oeuvres will be available while you have the opportunity to meet with reps from organizations and committees within Kenmure. Much more info to come.**

**Mark the date and be on hand to learn about all that is available to residents.**

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## **KFC is Marching to a Million!**

Don't worry, your neighbors are not suddenly salivating over a million pieces of fried chicken! What everyone is buzzing about is the annual Kenmure Fights Cancer (KFC) fundraiser that is picking up steam as we move into the month of May.

If you're new to Kenmure, KFC is a fund-raising effort for the Cancer Centers of two local hospitals. Since this effort began in 2008, KFC's efforts have raised **\$846,079.75** for the Centers...and the KFC team invites you to join in the fun of raising that total to at least one million dollars this year...just \$153,921 will do it!!

Too many events to list but two of note will be on May 31st ---the Golf Tournament and the Gala Dinner. All golfers will have a shot at winning \$5000, along with many other prizes. And the Gala always launches the beginning of the Treasure Trove auction—wait till you see what's up for your bidding!

Click here for the KFC website and many more details about this great effort. Make plans to join your friends and neighbors in remembering, honoring and supporting all who have or are struggling with cancer as Kenmure “marches to a million” in this worthy community effort!

