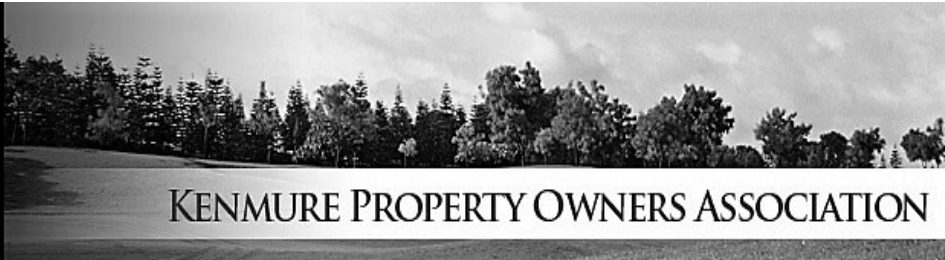


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KENMURE PROPERTY OWNERS ASSOCIATION

President's Report

Where has 2017 gone! As I sit down to write this column, the air is brisk and the sun is shining. Hurricane Irma has skirted Western NC. Soon, frost will be in the air and the leaves will be falling. The holidays are just around the corner! Time to look back on all WE have accomplished in 2017.

- The Kenmure Road Maintenance Committee (KRMC) has embarked on a multi-year project to replace or rehab all road signs in need of repair. Road striping of all major roads and some cul-de-sacs is scheduled for September as is pavement crack sealing in the Founders/Bellshire area. Two culverts also are scheduled for replacement in September—one on Winding Meadows Dr. near Overlook Dr., the other on Overlook Dr. at Kenmure Dr.
- The Kenmure Architectural Review Committee (KARC) continues its mission to preserve Kenmure's beauty. The 'Tree Man', has acted upon 140 tree and shrub removal requests this year – an average of about 17/month. KARC keeps busy reviewing existing home modification requests and monitoring construction of six new homes. Lastly, as part of a review of architectural rules, KARC has proposed, and the Board has approved, updates to KARC-01; KARC-05; KARC-07 as well as to Rules and Policies for Construction and Alterations to Single Family Dwellings (the construction start date is the date that KARC building permit is issued). [See elsewhere in this newsletter for a brief description of all Rule changes.]

- The Kenmure Security Committee (KSC) also has updated, with Board approval, KSC-01, KSC-03, and KSC-05. KSC is in the final stage of negotiating a new contract with Maybin's Services (Trash & Recycling). KSC continues to monitor traffic violations and send violation letters. **For your safety and the safety of your neighbors, PLEASE slow down and obey stop signs!**
- KRMC and KSC is working together to monitor Duke Energy's installation of new electric lines in areas near Poplar Loop, Winding Meadows, Greenleaf and Kenmure Dr. near the fitness center. KRMC and KSC are collaborating on a plan to reconfigure and upgrade the Argyle Gate and equipment.
- The Long Range Planning Committee (LRPC) has completed two projects: A Study of Snow Removal Options for Kenmure and A Report on Management Alternatives for the Kenmure Property Owners Association. KRMC has used the snow removal study to re-evaluate Kenmure's snow removal protocol. After a full review, the Board adopted LRPC's recommendation that KPOA should continue to be managed by volunteers. To read these reports, go to www.kenmure.org and login to the 'Member's Only' page. [Don't remember the UserID and Password? Email webmaster Wayne Orchard, waynesorchard@gmail.com.]
- The Emergency Management Committee (EMC) responded to two incidents this year. EMC continues to assess Kenmure's emergency preparedness and will meet soon with the

(Continued on next page)

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Kenmure Property Owners Association

new Blue Ridge Fire Department Chief. All fire hydrants have been color-coded for water flow rate and 'H's have been placed on most streets to help the fire department to locate hydrants more quickly. EMC has been advised by the Green River Fire Department that it will finish its 'H' markings this Fall.

- After 15+ years and in order to enhance security, our KPOA website is getting a makeover! Watch for its debut by the end of this year.
- Lastly, our KPOA volunteers 1) staff the KPOA Office, 2) keep our Kenmure Library in good order, 3) patrol Rt. 225 monthly to keep our Flat Rock community litter free, 4) maintain the KPOA Office and common grounds, 5) organize two Kenmure blood drives, 6) update the digital archive of KPOA documents, 7) recruit candidates for the 2018 KPOA Board; 8) welcome new KPOA residents, 9) maintain the KPOA database, 10) gather and maintain resident's emergency information forms, 11) produce our KPOA newsletters and the Kenmure Directory, 12) resolve resident's concerns, 13) stand ready 24/7/365 to respond to any major emergency that may threaten life or property in our community, and 14) beautify and maintain Rail Pen Gap Park. Whew!

We are all motivated by the same thing: to preserve the Kenmure community that we know and love. *KPOA Volunteers rock! Thank YOU for your dedication and hard work. Our KPOA committees are recruiting for 2018 positions. Call or email any committee chair or Board member and volunteer to become part of the KPOA Team.*

As 2017 KPOA year winds down, two items should be on YOUR calendar: **Attending the KPOA Annual Meeting and Voting for 2018 KPOA Board members.** The Annual Meeting is Friday, December 8 in the Club's Charleston Room. The lounge opens at 4PM; meeting starts at 5PM. Thereafter, the Grill Room will have a buffet open to all Kenmure residents – call 828-697-9999 to make a reservation for the buffet. *Second, submit your proxy and vote for Board candidates. [See related article in this newsletter.]*

Hope to see you at the Annual Meeting – until then, see you around the neighborhood!

Thanks,
Susan Boland
KPOA President

Election for KPOA Board

Our Kenmure Community is quite the success story! We have distinctive, well built homes in a lovely wooded mountain setting. We have over twenty miles of well-maintained roads and street signs. We have security guards who man our entrance gate, patrol our streets, and respond to emergencies. We have garbage pick-up, lawn service for common grounds and plowed roads in the winter. We have an office building and our own library. We are fiscally and financially well managed. What is so surprising to so many who live outside Kenmure is that all of this is the result of our **Volunteers!**

From those who work in the office, to those who serve on committees, to those who serve on the KPOA Board of Directors, it is our volunteers who are the backbone of this place we call home.

Every fall the KPOA Election Committee begins its search for potential candidates to fill the KPOA Board positions that become open at the end of the year. This year there are three positions that need to be filled as Dick Dodge, Sue Gordon and Emmy Weissman complete their terms on the Board. We are grateful to them for their dedication, expertise, and service to our community.

This year we have *eight* qualified candidates willing to give their time and talent to Kenmure property owners. The candidates are *Sue Gordon, Sally Hale, Bob Hribernik, Bill Pendergast, Joe Pucilowski, Rick Rehn, Michael Shannon and Brant Sudderth.*

Ballots and proxy forms will be mailed to all property owners during the first week in November. You will have until **December 3, 2017** to return your marked ballot or vote online by following the directions on the ballot. New Board members will be presented at the **ANNUAL KPOA MEETING on December 8, 2017.**

Property owners are asked to please complete and return their *Revocable Proxy* form *whether or not* they will be attending the Annual Meeting by the *3rd of December.* This is important to determine a quorum for the meeting. If you attend the meeting, your Proxy will be revoked.

Please read the biographies of our candidates included in this newsletter to acquaint yourself with these wonderful volunteers.

The KPOA Election Committee

(Continued on next page)



Kenmure Property Owners Association

KPOA Board Candidates

Sue Gordon

106 Crestgrove Drive

I have enjoyed serving on the KPOA Board of Directors for the past three years, but feel as though my work has just begun. Accordingly, when asked to serve for an additional term, I enthusiastically accepted the invitation to be on the upcoming ballot as I believe there is so much more for me to contribute.

In 2012, my husband and I moved to Kenmure from Virginia and it didn't take long for us to conclude that the only thing wrong with our decision was we didn't do it sooner! While in Virginia, I served as a Board member of our local rescue squad and volunteer EMT. I've been a member of the American Red Cross National Disaster Response Team since 2002. Prior to living in Virginia, we were both active in Search & Rescue for the Yavapai County Sheriff's Office in Prescott, Arizona. Over the years, I have been involved in numerous civic organizations and have served on several nonprofit boards. While in Kenmure, I have served on the KNN Board, Chaired the KPOA Emergency Management Committee and Concerns Committee. As many of you know, I currently represent KEI assisting folks in buying/selling property within the Kenmure community.

I am hopeful for the opportunity to serve an additional term on the KPOA Board and all of the wonderful people who make up this amazing community.

Sally Hale

703 Overlook Drive

Married to Bill Hale - I went to Texas Tech University and graduated from a branch of the University of Texas. I have a BA in sociology and a degree in elementary education.

I grew up, was educated, and married in Texas. After graduating from college, I taught elementary school in Texas for 11 years and then oversaw the daily operations of our restaurant for 5 years. Bill and I moved to Hendersonville in 1995 from New Braunfels, Texas. I taught for 18 years for HCPS, until I retired 3 years ago. I continue to work as a tutor for HCPS four days a week.

Approximately 15 years ago we purchased a condo on Golfside Drive as an investment property. Four years ago, we purchased our home at 703 Overlook Drive.

I act as the chairperson for Kenmure Fights Cancer's Honor Board and assist with Kenmure Fights Cancer's Treasure Trove and the Kenmure Krush. I have recently taken a position to support the Database Management Team of KNN.

Kenmure is a unique community that requires its homeowners' support. I would like to be an active part of the community to help preserve the enriched quality of life we all enjoy.

Bob Hribernik

20 Fernridge Court

Bob and his wife Jo have owned homes in Kenmure since 2000 moving here full time in August 2002 from Chicago. We took a short sabbatical to live in South Carolina to be near family but found ourselves wanting to return to this wonderful community so we did. Bob holds a BS in Business from University of Missouri and an MBA from Duke University's Fuqua School. His corporate career included global supply chain senior executive roles in the healthcare manufacturing industry with firms including Mallinckrodt, Bausch & Lomb and Baxter International. During the last 15 years Bob has been an executive coach and provides guidance to senior executives in career transition. Representative client companies include Michelin, General Electric, Intel, Kodak, GSK, Kaiser Permanente and SAIC. Bob has been active in communities where he lived having served on the Executive Advisory Board of the Atlanta Metro Chamber of Commerce, The Friends of the Henderson County Library, The Peace Center, and a board member of the Lake County Council Against Sexual Assault. Bob helped found the Kenmure Cottages Owners Association, was President of the Association for 3 years and was a member of Kenmure's Architectural Review Committee for 5 years, serving as chairman 2 years. If elected Bob is committed to seeking your input on initiatives and supporting the covenants, bylaws and financially and fiscally responsible decisions dedicated to continuing Kenmure as a beautiful, friendly and safe place to live.

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Bill Pendergast

160 Overlook Drive

My wife, Judy, and I moved to Kenmure from Washington, DC in May of 2012. We rented a house in Kenmure, felt welcomed and comfortable immediately, and made our decision to purchase a home in the community. I am a graduate of State University of New York at Albany (BS 1968) and Albany Law School (JD 1972). I started my legal career as an Assistant District Attorney in Albany, New York, and later as a trial lawyer with the Fraud Section of the US Department of Justice in Washington, DC. Subsequently I joined three law firms, working in their Washington offices, first becoming a partner at Seyfarth Shaw, then moving to a smaller boutique firm of Dickinson Landmeier, which merged with Paul Hastings. My private practice experience includes representing corporations and individuals involved in all phases of federal criminal law investigations, complex government contract disputes, international corruption investigations and compliance, and political risk insurance arbitrations. I served on the Albany Law School Board of Trustees for fifteen years and was elected a Trustee Emeriti. I currently serve as the President of the Board of Fairway Village II Condominium Association and previously served for 3 years on the Kenmure Security Committee. If elected, I will work to achieve the fairest solutions to issues faced by the Kenmure community and will bring the perspective of a condo owner to the KPOA Board.

Joseph Pucilowski

224 Greenleaf Drive

Joe and his wife Sue moved to 224 Greenleaf Drive in March of 2012. They have been married for 27 years and have one son and his family who live outside of Charleston. Before coming to Kenmure they lived all of their lives in New Jersey. Joe worked for 38 years at Essex County Research and Mood Disorder Institute as a Drug and Alcohol Counselor for the mentally ill. Joe was involved with Screening, Intake, Assessment and running groups. He was responsible for overseeing that the department screened 100% of patients admitted and was an active consultant to all of the hospital treatment teams. A part of his work also involved managing quality assurance for all of the other rehab therapies. During this time he also served as the union treasurer for 5 years. After the move to North Carolina, he volunteered at the Free Clinic, seeing patients for 3 years. In Kenmure, Joe has been known for his musical

background. He was head of the KNN entertainment committee, and has played piano for the Kenmure Christmas Party and for the Kenmure Fights Cancer Gala and other charities. For the past year and a half, Joe has been a member of the Concerns Committee, a position he hopes to continue as a way to serve the Kenmure Community.

Rick Rehn

74 Fernridge Court

My wife, Virginia and I have lived in Kenmure at 74 Fernridge Ct. for a little over four years. Prior to moving to Kenmure we lived in Charlotte, NC for 20 years.

I received a BA from Wayne State University majoring in Communications with a minor in Biology. I retired from Electronic Data Systems after 30 years working internationally and domestically in banking, retail and logistics systems, managing large information processing accounts and consulting.

My volunteer work prior to moving to Kenmure was mainly with our previous church where I was a council representative and finance chairman. I have also worked with Habitat for Humanity, the Charlotte Rescue Mission and The Room in the Inn. Currently I am on our church council and active in the Kenmure Community. I am on the Kenmure Security Committee and a past president of that Committee. I am also on the Emergency Management Committee. I am the coordinator for the KNN Wine and Beer Tour outings. I am a regular pickle ball and men's bridge player and play tennis on occasion. My wife and I are involved in Dining at the Grill, Dining In, and substitute at Trivia. We also enjoy the Kenmure Wine Dinners.

I believe if you want to enjoy the many benefits of a place like Kenmure you should also do your part to see that those benefits continue to exist.

Michael S. Shannon

101 Roxworth Court

Michael and his wife, Cynthia moved to Kenmure in early in 2015 after 35 years in Atlanta, GA. They have two sons, James and Jon who live in NYC and Los Angeles. Michael's business career spanned 5 continents and he ran operations in Europe, Asia and North America. They lived in London for 6 years while

Kenmure Property Owners Association

Michael was Managing Director for Equifax's European data business. Most of his work experience was in banking, finance, M&A, general management, and strategy. After spending 33 years in the corporate world Michael started a strategy and corporate finance advisory firm (Liquid Strategies, LLC) in 2011 and presently serves as Managing Principal with partners in Dallas and London.

Michael has served on a variety of nonprofit boards. As avid golfers, Michael and Cynthia joined Druid Hills Golf Club in Atlanta, GA in 2007. While there, Michael served on the Finance Committee for 5 years and the Long Range Planning committee.

Michael earned an MBA from Georgia State University (GSU) Atlanta, GA where he has served on Dean's Advisory Board of the Robinson College of Business for the last 9 years. He earned his undergraduate degree in Finance from UCF, Orlando, FL graduating magna cum laude.

Michael is very active in Kenmure, particularly with the MGA and Warriors and has served on the KPOA Long Range Planning Committee since July 2016 and the Road Committee since January 2017. Michael believes he can add value to the present board with his broad based management and leadership experience.

Brant Sudderth

106 Barclay Court

Brant and Jeanne Sudderth moved to Kenmure from Tucson, Arizona in 2008, and resided on Hollybrook Drive for 6 years. They completed their current home at 106 Barclay Ct. in 2014. Brant and Jeanne are both NC natives and have been married 47 years including 36 years living in Tucson. Their children are the four-legged kind, currently in the form of 2 mini-dachshunds. Brant holds a BS degree in Metallurgical Engineering from NC State University, and he is a Registered Professional Engineer in Arizona. His career included positions in engineering, technical sales, and management in the field of mineral processing chemicals and associated technologies for General Mills Chemicals, Henkel Corporation, and Cognis Corporation. He co-founded the American Mining Hall of Fame in Tucson, AZ as part of the Mining Foundation of the Southwest, for which he served as President. Brant retired in 2007 after 9 years as the Vice President and Global Business Manager of Mining Chemicals Technology for Henkel and Cognis, both international

chemical companies based in Duesseldorf, Germany. In 2010, Brant formed RB Sudderth LLC as his consulting firm and continues to be active in the global mining technology community. Brant has published extensively in his field of expertise and he holds 19 patents. Brant served 3 years on the Kenmure Security Committee from 2010 through 2012, serving as committee chairman in 2012. Brant's goals as a member of the KPOA Board would include maintaining the high level of management of the Association by its members, and serving the Kenmure community in an efficient and friendly manner.

IMPORTANT CHANGE OF ADDRESS NOTIFICATION

It is important that we know how to contact you!

We need to know where to send your KPOA Newsletter, KPOA election information, Kenmure Alert notices, KPOA assessments and special notices sent by email or regular mail. Please notify us of any changes in your information. This is especially important for part-time residents.

Some of our mailings are time sensitive. It is important that we have your current mailing address to ensure that you receive mailings in a timely manner. If you add or change any of your phone numbers, email addresses or property address, please let us know.

You can make these changes by contacting the KPOA Office by :

regular mail: 10 Kenmure Drive, Flat Rock, NC 28731

by email: kpoa@bellsouth.net

by phone: 828-692-2346

or by going on the KPOA website and making the changes from your home computer.

Beyond the Links

A quick note about *Beyond the Links*, a social magazine for Kenmure residents. *Beyond the Links* features articles about the Kenmure community and local events and promotes businesses offering goods and services to Kenmure residents. While *Beyond the Links* is not affiliated with or contracted by KPOA (or the Kenmure Country Club), *Beyond the Links* has offered space for KPOA News.

Thank you, *Beyond the Links*.

Kenmure Property Owners Association

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*Founded in 2002 Under
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