

KPOA OFFICE
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Hours: 1:00-3:00, Mon.- Fri.



KENMURE PROPERTY OWNERS ASSOCIATION

President's Report

2018 has been a busy year. Below are highlights of the 2018 Board & Committee accomplishments.

The KPOA Board outlined six goals for the year. The Board reviewed and updated our KPOA insurance coverage. With the assistance of the Long Range Planning committee, we reviewed the sufficiency of our reserve accounts. (This Report is posted on the KPOA website.) The Board – through the Kenmure Security Committee and Emergency Management Committee – continues to educate Kenmure residents on traffic safety and the emergency management plan. At the Summer Town Hall Meeting, Blue Ridge Fire & Rescue gave a presentation on Wildland Fire Safety. The Board continues to i) keep property owners updated through Kenmure Alerts, the KPOA website and the newsletter, and ii) recruit property owners for Board and Committee positions. Lastly, the upgrade to the Argyle Lane Gate is in the final stage.

Kenmure Architectural Review Committee (KARC): KARC continues its mission to preserve Kenmure's beauty and architectural integrity. Six new homes were under construction this year. KARC also reviewed numerous existing home modification requests. As of September 11, the Tree Man has acted upon 206 tree and shrub removal requests or an average of 6 requests/week. KARC also completed an update of KARC's Rules and Policies for Construction and Alterations to Single Family Dwellings and continues to review and update rules as necessary. [See elsewhere in this newsletter for a brief description of all Rule changes.]

Kenmure Road Maintenance Committee (KRMC): Scheduled paving was completed in July. Seventy-five percent of our roads have been re-stripped with the remaining 25% scheduled for 2019. The multi-year sign project is nearing completion. The Gatehouse signage has been updated and now includes a 'Fire Danger' sign. KRMC also ensures that the right-of-ways are mowed regularly. A multi-year project to trim the canopy along our roadways is scheduled to begin this Fall. And, as always, our Snowman monitors our winter weather and issues alerts as necessary. In conjunction with the Kenmure Security Committee (KSC), KRMC executed a redesign of the Argyle Lane Gate. After a competitive bidding process, Gosnell Construction was awarded this contract. As of September 14, grading is complete and paving should be underway soon. As a cost saving measure, KRMC is investigating a process to extend the useful life of paving.

Kenmure Security Committee (KSC): KSC negotiated new 3-year contracts with Allied Universal Services which provides our security services, and Maybin's Garbage Service. KSC has stepped up monitoring of traffic and sends violation letters to those who don't obey our traffic rules. To date, fines have been issued to three residents. To make residents and visitors more aware of their speed and encourage compliance with the 25 MPH speed limit, KSC has deployed a radar traffic sign. This sign will be moved to various locations throughout the year. **For your safety and the safety of your neighbors, PLEASE slow down and obey stop signs!** Working with

(Continued on next page)

Architectural Review Committee

Jon Couch, Chairperson
706-224-4868 jonecouch@icloud.com

Road Maintenance Committee

Andy Clapper, Chairperson
585-944-4224 andyc1157@gmail.com

Security Committee

Gene Holland, Chairperson
910-988-5220 gah1542@aol.com

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KRMC in its planning and reconstruction of Argyle Lane, KSC proposed a two-gate system which will make entering and exiting Argyle easier. This gate system will be installed by International Tela-Com, Inc., in the next couple of weeks.

Emergency Management Committee (EMC): In the past, the KPOA Board Vice-President was the EMC Chair. In the interest of continuity, the Board decided to appoint a committee chair; the Vice-President continues as EMC liaison to the Board. Our new EMC Chairs, Bill & Donna Robinson, have reorganized the committee to better able volunteers to deploy in an emergency. Fortunately, it has been a quiet year. As I write this, EMC has made preparations in advance of Hurricane Florence. In the next six months, EMC will be scheduling Certified CPR Training (Red Cross); Traffic Control Training (Hendersonville Sheriff Department); and Evacuation Exercise (Internal with consultation from BRFD).

Long Range Planning Committee (LRPC): At the request of the KPOA Board, LRPC completed Studies on the KPOA Financial Reserves as well as Critical Issue Voting Procedures. LRPC is currently working on a project to look at factors which may impact Kenmure in the coming years and how best to deal with them.

KPOA Services: Rail Pen Gap Park is looking fantastic thanks to an expanded group of enthusiastic volunteers. Weeding day is Monday! If you'd like to join the Rail Pen Gap Park Team, contact Fred Johnson at fredanddonna1@gmail.com. The KPOA Office received a much-needed face lift with a new coat of exterior paint.

What motivates our 120+ volunteers? The desire to preserve the Kenmure community that we know and love. A side benefit is working closely with, and getting to know, our neighbors. And, yes, we do have fun! So, many volunteers do so much for our community. We do thank each and every one of YOU for your dedication and hard work. Our KPOA committees are recruiting for 2019 positions. Call or email any committee chair or Board member and volunteer to become part of the KPOA Team.

As the year winds down, three items should be on YOUR calendar:

1. **Submitting your proxy for the KPOA Annual Meeting.** It is critical that we have 332 members

present at the annual meeting in person or by proxy in order to conduct business, including ratifying the 2019 KPOA Budget. (Please send in your proxy even if you plan to attend; when you are checked in to the meeting, your proxy will be revoked.)

2. **Voting for KPOA Board of Directors.** Four KPOA property owners are running for two Director positions.

Your proxy and voting information will be mailed on or about October 26. The deadline for voting electronically is Nov. 24 @ 5 PM. Mailed in Ballots must be postmarked on or before 5 PM Nov. 24. We encourage you to take advantage of our secure online voting. Just follow the link at www.kenmure.org and follow the instructions there.

3. **Attending the KPOA Annual Meeting on Thursday, November 29.** Location - Kenmure Country Club's Charleston Room. Social Hour at 4PM; Meeting starts promptly at 5PM. Thereafter, a buffet open to all Kenmure residents will be available in the Grill Room. Call 828-697-9999 to make a reservation.

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

Thanks,
Susan Boland
KPOA President



Library



KPOA would like to thank Marion Keenan for her many years of dedication and service to the KPOA library and wish her well in her move from Kenmure.

Welcome to Catherine Samulski, Library Chair, who graciously agreed to take on the library responsibilities from Marion Keenan. Catherine is very enthusiastic and has some exciting ideas for the library.

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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 two positions that need to be filled as Sally Hale (appointed by the Board to fill a one year vacancy) and Peter Haft complete their terms on the Board. We are grateful to them for their dedication, expertise, and service to our community.

This year we have four qualified candidates willing to give their time and talent to Kenmure property owners. The candidates are George Camp, Jon Couch, Sally Hale and Lisa Rosencrans.

Ballots and proxy forms will be mailed to all property owners during the last week in October. You will have until November 24 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 November 29, 2018. Submit your proxy for the KPOA Annual Meeting. It is critical that we have 332 members present at the annual meeting in person or by proxy in order to conduct business, including ratifying the 2019 KPOA Budget. (Please send in your proxy even if you plan to attend; when you are checked in to the meeting, your proxy will be withdrawn.)

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

The KPOA Election Committee

KPOA Board Candidates

George Camp

122 Berry Creek Drive

George and Camille moved to Kenmure in 2012. Previously, they lived in South Salem, NY, Middletown, CT, and Reno, NV. They have four children; two live in New England, where they visit in the summer.

George has a Bachelor's degree from Middlebury College, a Master's degree from Florida State University, and a Doctorate from Yale University.

As a correctional administrator, he was Director of the Missouri Department of Corrections; First Deputy Commissioner of the NYS Division of Criminal Justice Services; Assistant Commissioner of the NYC Department of Correction; and Associate Warden at two Federal Penitentiaries.

As Executive Director of the Association of State Correctional Administrators, he developed a Performance-Based Management System, and implemented training and professional development programs.

George served on Yale's Graduate School Board including terms as Treasurer and Secretary, and the Connecticut Forest & Park Association Board, its Executive, and Finance Committees. He also actively supports programs at the Taft School in Watertown, CT.

At Kenmure, George loves playing tennis with his much more talented compatriots. Although not officially a member of the Safety Committee, he attends their meetings. When a vacancy occurs, he hopes to become an "official" member. He enjoys Trivial Pursuit with the Dum Basses, wine dinners at the Club, and Newcomer programs.

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As a Board member, I will actively seek Kenmure resident ideas, faithfully attend all Board meetings, and work closely with Board members. Simply put, I have the time, inclination, and energy to give my all for KPOA. Thank you for your consideration.

Jon Couch

175 Old Hillside Lane

Jon and his wife Beth moved to their Kenmure home on Old Hillside Lane in 2014 from Richmond, Virginia but had spent most of their working lives in Atlanta. They have three children and six grandchildren living in the Atlanta and Athens, Georgia areas. Jon graduated from Georgia Tech in Atlanta and has a Bachelor of Science in Mechanical Engineering and a Master of Science in Industrial Management. He spent most of his career in IT sales and consulting, primarily providing marketing and decision support software solutions to large corporations. Prior to moving to Kenmure, he served on other POA boards in Atlanta and north Georgia. After moving to Kenmure, Jon has served on the Kenmure Architectural Review Committee (KARC) for three years, two as chairman. Jon and Beth have been active in Kenmure Newcomers and Neighbors (KNN), Kenmure Country Club activities, and both have volunteered at the Flat Rock Playhouse. Jon enjoys golf and is getting introduced to pickleball. Jon looks forward to being able to continue his service to the Kenmure community and contribute to this beautiful community we all love and call home.

Sally Hale

703 Overlook Drive

Sally Hale and her husband, Bill, have been property owners in Kenmure for 16 years. They first purchased a condo at 307 Golfside Drive, which they still own. In 2013 they purchased their home at 703 Overlook Drive. In 2015 they purchased an adjoining lot on East Rock Court.

Since living in Kenmure, Sally has served as the chairperson for Kenmure Fights Cancer's Honor Board for 3 years (2016 -2018), assisted with Kenmure Fights Cancer's Treasure Trove for 4 years, (2015 – 2018), and assisted the Kenmure Krush for 4 years (2015-2018). She presently is a member of the Database Management Team of KNN. She serves as a member of the Kenmure Adopt-a-Highway (Litter Lifters) and EMC

Emergency Response Team.

Appointed by the KPOA Board in December 2017, she serves as the KPOA Services Liaison. After gaining a year of experience as the KPOA Services Liaison she feels that she is better equipped to serve her community.

Sally attended Texas Tech University and graduated with a BA in sociology and a degree in elementary education from a branch of the University of Texas.

She grew up, was educated, and married in Texas. She taught school in Texas for 11 years and then oversaw the daily operations of their restaurant for 5 years. She and Bill moved to Hendersonville in 1995. She taught for 18 years for HCPS, until she retired 2014. Sally continues to work as a tutor for HCPS.

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

Lisa Rosencrans

102 Bellshire Drive

Lisa and her husband, Eric, purchased their Kenmure home in April 2018. Splitting time between Florida and Cummings Cove since November 2012, they are now permanent residents of Henderson County. She serves as President of a POA section of Cummings Cove, since June 2013, which she will relinquish.

Lisa graduated from Berkeley College, NY and attended PACE University.

Over a 25-year career with IBM Corp. Lisa's positions included International Event Management for customers and international sales force. Post-corporate career, she purchased and operated the first Florida franchises of Curves For Women Fitness and Edible Arrangements; selling both for profit. She earned her real estate and property management licenses and was recognized by the Florida Master Custom Builders Council. At Stetson University Lisa was Study Abroad Coordinator and acting Director for incoming International students.

Advocate for fighting domestic violence (DV) for 35 years, Lisa served on Orlando's Harbor House (HH)

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BOD. She encouraged the HH Board to participate in "Governor's Peace At Home" awards, educated a state representative on DV, and was liaison between Representative and the HH CEO resulting in state funding for the HH. Lisa has been actively involved with the Citizens' Police programs in Florida for 16 years and Henderson County Sheriff's VIP program. She is excited to share her experience and knowledge with the Kenmure neighborhood in helping maintain the vibrant community it is.

Hobbies include pickleball, gardening and photography.

Emergency Information

Emergency Information Form data. The process is this:

- 1. Go to kenmure.org**
 - 2. Under Kenmure Resident Changes on the right side, click on [KPOA Members Only](#). Enter the KPOA password.**
 - 3. Click on [KPOA Database System – Resident Emergency Information – Update Your Information Here](#)**
 - 4. Click on [Initiate or Update my information in the KPOA Emergency Information System](#)**
 - 5. Enter Name, Street Number, then select the street name from the drop down list and click on Next Step**
 - 6. Make any necessary additions or changes to your information**
 - 7. Scroll to the bottom and click on Submit (if you made changes) or Exit With No Changes (if you didn't)**
- Your information will magically be changed within a couple of days.**

2018 Rules & Forms Updates

(as of 9/15/2018)

KARC-01 Trees - Regarding the removal or trimming of trees to reclaim or maintain views. And, KARC permission is required when disturbing 250 sq. ft. or more when removing trees.

KARC-02 - Residential Building General Construction – Regarding Metal Roofs (20% of total roof area).

KARC-07 – Landscape Guidelines and Rules – KARC permission is required when disturbing 250 sq. ft. or more when landscaping.

GN-01 – Grounds Maintenance Upkeep – KARC permission is required when disturbing 250 sq. ft. or more, such as under brushing on an unimproved lot, and the right-of-way is 10' from the edge of the roadway.

NEH2 - Tree & Shrub Approval Form has been updated to be consistent with rules changes.

KARC Rules and Policies for Construction and Alterations to Single Family Dwellings has been reorganized & updated. Clarified that all house plans must be certified by an architect licensed in any state.

KPOA's Records Retention Policy was updated in June 2018 to better define committee responsibilities and reduce retention time for some paper documents from 10 years to 7 years.

KSC Reference Manual has been updated regarding the main gate flag display, access for census takers, procedures for resident complaints regarding traffic violations, and bar codes. [See www.kenmure.org/Security]

All Rules and Forms can be found at www.kenmure.org/ResidentsInfo/GuidanceDocs&Forms

- ATTENTION - All Kenmure Property Owners

It is important that we know how to contact you! We need to know where to send your KPOA assessments, KPOA newsletters, Kenmure Alert notices and special notices sent by email or regular mail. Some of our mailings are time-sensitive. If you are a part-time resident of Kenmure, please remember to have your mail forwarded to your current mailing address. If you add or change any of your phone numbers, email addresses or your off-site address, please let us know. This information should be sent to the KPOA Office by email: kpoa@bellsouth.net, by regular mail: 10 Kenmure Dr., Flat Rock, NC 28731, by phone at 828-692-2346, or go to the KPOA Website and enter your changes from your computer. Help us help you to stay informed!

**Kenmure Property
Owners Association**

10 Kenmure Drive
Flat Rock, NC 28731-8512

*Founded in 2002 Under
the NC Planned
Community Act.*



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