



KENMURE PROPERTY OWNERS ASSOCIATION

KPOA Office: 10 Kenmure Dr. 828-692-2346 **Volume 23, Issue 3** **October 2023**
Office Hours: 1:00pm-3:00pm, Mon.- Fri. kpoaoffice@gmail.com www.kenmure.org

2023 KPOA BOARD

Brian McCormick
President,
Records Retention & LRPC
828-782-1774

president@kenmure.org

Fred Balling
Vice President, Director
Road Maintenance & Ins.
248-953-9387

directorRMC@kenmure.org

Susan Boland
Corporate Secretary
571-243-5307

corpsecy@kenmure.org

Connie Blanton
Recording Secretary
505-934-5928

recordingsec@kenmure.org

Dale Seekely
Treasurer

678-773-5586

treasurer@kenmure.org

Vicki Altmeyer
Assistant Treasurer
203-249-1444

Kpoaaccounting@kenmure.org

Dan Rosser
Director Security
562-852-3618

directorksc@kenmure.org

Charlie Reed - Director
Architectural Review
847-668-0550

directorkarc@kenmure.org

Beth Couch
Director EMC
706-224-4869

directorEMC@kenmure.org

Sally Hale
Director KPOA Services
828-697-3292

directorservices@kenmure.org

Bill Daleure - Director
Community Relations
704-995-4981

directorcommunityrelations@kenmure.org

Marsha Mock Editor
828-697-7488

mockmar@bellsouth.net



President's Message

The majestic tapestry of colors during the fall season in WNC is spectacular. We are fortunate to have chosen this beautiful area to call home. I hear time and time again from residents of Kenmure how wonderful and tranquil it is to enter through our gates and enjoy the welcoming presence of our community. While the natural surroundings provide the setting, ultimately it's you--the residents of Kenmure—who enhance our lifestyle.

The 2023 community-wide survey prepared and managed by our Long Range Planning Committee (LRPC) had a tremendous response from our community. A special shout out to Bonnie Mangold who spent countless hours in developing the survey and diligently assimilating and presenting the results. The KPOA board, committee chairs and LRPC have met and reviewed the responses and have begun short and long-term business plans. It is your feedback that allows us the opportunity to generate action plans to meet your expectations.

Some action items in progress or already completed include:

- Gate house power-washed and new accent lighting installed (completed)
- KPOA office landscaping and building enhancements (completed)
- Landscape at entrance being rejuvenated (in progress with KCC)
- LRPC looking into areas for walking/hiking paths (in progress)
- Culvert on Kenmure between #7 and #8 golf holes (completed)
- Security protocols to better manage traffic violations (in progress)
- Road Maintenance Committee has created an approved 10 year paving plan (completed)
- KARC updated rules and regulations to be more precise (completed)

Residents may access the full results of the 2023 survey on the KPOA website at kenmure.org under the "Members Only" section.

(continued)

Kenmure Property Owners Association

President's Message (continued)

On behalf of the KPOA and LRPC, I want to thank you for the confirming vote of "YES" on the Articles of Incorporation (AOI) vote. Your support and understanding of the significance of this change to provide your KPOA the ability to "engage in conversation" pertaining to KCC ownership and the impact it has on our community was imperative. Kudos to the LRPC for all their efforts in facilitating this important procedure and a special thank you to John Gerni, for leading and presenting the talking points in a simplified manner.

Your KPOA board consists of 7 elected and 3 appointed members. This year, the 3-year-terms of three existing board members will be ending. A slate of 8 candidates has been recruited and certified by the KPOA Elections Committee. Please be sure to review the candidate bios located in this issue to make an informed choice as you elect your next KPOA Directors.

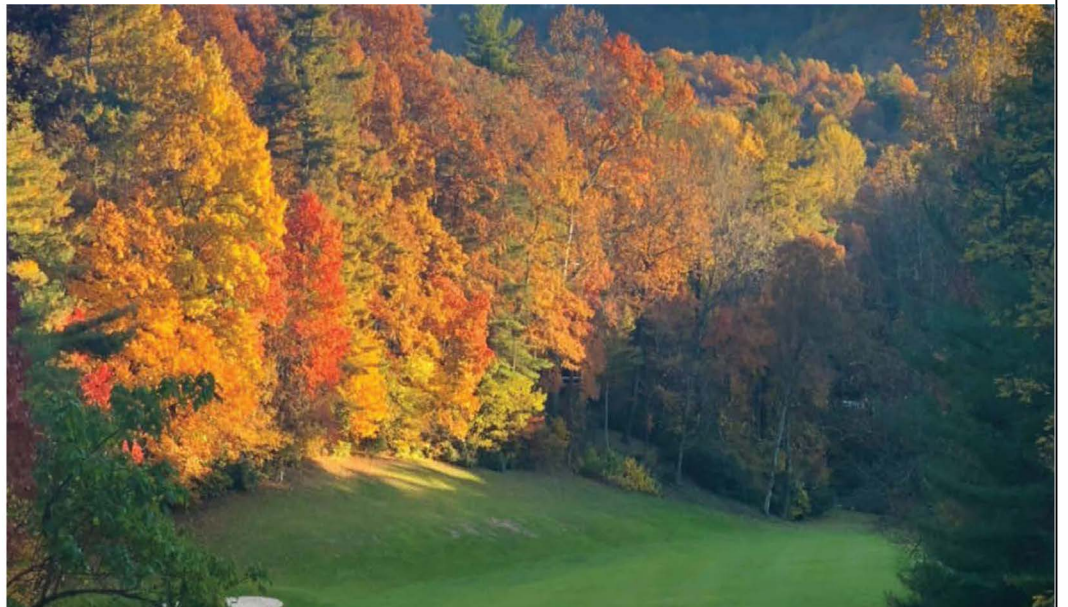
As we approach the end of what has been an exciting and productive year, I want to thank our more than 150 volunteer force for their efforts and all the time they dedicated to work with you in making Kenmure the absolute best place to live in western North Carolina. Our financials are stable, the infrastructure is solid, short and long-term plans of action have been developed, along with all committee positions having been secured for the coming year. The KPOA board is proud of our entire team's accomplishments and excited about continuing our success into 2024 and beyond.

With an attitude of gratitude,

Brian

Brian McCormick

One of many spectacular views from our beautiful Kenmure golf course showcasing some of the brilliant, colorful Fall foliage of western North Carolina.



Kenmure Property Owners Association

**ANNUAL
MEETING
Dec 13, 2023**

Voting and Annual Meeting

By

KPOA Election Committee

Our Kenmure Community is quite a success story. We have distinctive, well-built homes in a lovely, wooded mountain setting. We have over twenty miles of well-maintained roads, each with carved wooden street signs. We have officers who secure our entrance gate, patrol our neighborhoods, 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 many who live outside Kenmure is that all of this is the result of **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.

In late summer, the KPOA Election Committee began its search for potential candidates to fill the KPOA Board positions that will become open at the end of the year. This year there are **three positions** that need to be filled as **Brian McCormick; Beth Couch (who is finishing Sue Gordon's term)** and **Charlie Reed** 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 talents to Kenmure Property owners. The candidates are **Jay Diaz, Jim Hutchison, Don Klug, Gregg Marrasso, Brian McCormick, Bill Robins, Scott Schilling, and Greg Suchan.**

On November 6th, the candidate ballot and a proxy form will be mailed to all property owners.

DEADLINE to return **BALLOTS and **PROXY**: DECEMBER 6th**

*Please return both your marked ballot **AND** your proxy by mail in the envelope provided. Alternatively, cast your ballot and return your proxy online. Online instructions will be in your Election Package.*

It is **very important** that you return your **signed** proxy so that we have a quorum to hold our Annual Meeting. If you decide to attend the Annual Meeting, your proxy will be revoked and you will be able to vote to 1) approve the 2022 Annual Meeting Minutes, and 2) ratify the 2024 KPOA budget. Please note that the proxy applies only to achieving a quorum for the meeting and for any votes taken at the meeting; it does **NOT** pertain to the vote for the board positions.

New Board members will be presented at the **ANNUAL KPOA MEETING on December 13, 2023.** Annual Meeting information will also be included in the Election Package.

2023/2024 KPOA Board Candidates

The eight candidates running for the three Board positions to be filled in the new year have submitted biographical information for your consideration. You will find the bios on the pages following this overview. If you wish to know more about the candidates or have any questions concerning their information, please reach out to the individual.

Kenmure Property Owners Association

2023-2024 KPOA BOARD CANDIDATES



JAY DIAZ - My wife Meredith and I moved to Kenmure in October 2022 and live at 122 Overlook Dr. I have been a successful business owner as part of the Express family for nearly a decade as the Meriden, Conn., Franchisee. During that time, I have expanded my business with a second location in East Hartford, Conn. In my community, I was awarded the Community Relations award in 2018 after establishing a mentoring program for at-risk youth. Additionally, I provided time, travel, and resources to help the rebuilding process in Puerto Rico after Hurricane Maria ravaged the area. I financially support, operate, and serve at The Grace Place, a community food pantry. I am the founder and financial supporter of Beat the Streets, an afterschool center for children ages 6-18. I sit on the Board for Goodwill; am a Trustee member of New Life Church and serve on the Board of United Way. I am highly interested in Security. I am a retired Marine after 23 years completing tours in Desert Storm, Somalia, Iraq, and Afghanistan. Although I have no prior Kenmure Volunteer experience, I feel I can be helpful to the Board utilizing my past and current experiences in volunteer activities across many genres as evidenced above. If elected to the KPOA Board, I would like to accomplish making our home, space, and community the greatest place to live. Being a great listener to help solve issues together with other opinions, ideas and within bylaws and hopefully by empowering our residents by being a voice for them.

~~~~~



**JIM HUTCHISON** - My wife, Deborah and I moved to Kenmure from Sonoma County California 6 years ago after purchasing our home at 268 Red Maple Dr. I graduated with an associate degree in business from West Valley College, CA. Following my passion for working with automobiles, opened my own auto repair business. This experience led to my professional career at Bridgestone Firestone, when I became their youngest store manager. Working in the service industry,

I became known as a problem solver and team builder. In addition to dealing with my employees and customers, I negotiated service contracts with local and state municipalities which in California required extensive knowledge of strict environmental and employment regulations. My first major project within Kenmure was working with Lee King, RMC and the board on the design, bidding & approvals for Kenmure's new Main community sign on Greenville Hwy. I have volunteered now for 6 years at the RMC with the last three serving as Chair. As Chair, I oversee all the RMC responsibilities including but not limited to Road Paving and Striping, Culvert repairs, Canopy Trimming, Mowing and Leaf removal within Kenmure's right of ways. I want to continue to volunteer within our wonderful community and I feel with over 6 years serving on one of the largest Kenmure committees I would bring valuable insight for the KPOA board if elected. In my former life I worked 24/7 and had no time for golf. Now that I golf almost every day (according to my wife, LOL) it is only fair I continue to volunteer for this community I love and play in.

# Kenmure Property Owners Association

## Board Candidates (continued)



**DON KLUG** - Ruth and I moved from northern Virginia 12 years ago after retiring and live at 624 Kenmure Drive. The first half of my career focused on providing marketing and finance services in the telecommunications industry for Illinois Bell; ATT providing marketing startups. During the second half of my career, I provided project management support for the intelligence community at Lockheed Martin, IBM, and Oracle. Kenmure activities have included KPOA Security Committee chair (twice), KNN, Kenmure Fights Cancer and Kenmure Men's Bible study. Community volunteer activities include Interfaith Assistance Ministry, Hendersonville Rescue Mission, Housing Assistance Corporation, Habitat for Humanity, Feed the Kids Coalition, Grace Lutheran Church (Council), and Flat Rock Playhouse. Spare time activities include hiking, pickleball, swimming, and travel. We frequently travel to Germany to visit our daughter and her family. I have a project management certification from the Project Management Institute and an MBA from the Kellogg School of Management, Northwestern University. I would like to use my professional and volunteer experience on the KPOA Board to continue to make Kenmure a premier community.

~~~~~



GREGG MARRAZZO - I am a full-time resident of Kenmure having moved into 110 Woodglen Court on April 1, 2023. Prior to that, I lived in Fairview, NC for a number of years. Being new to the community, I do not have prior Kenmure volunteer experience. That said, I have significant board experience. For 6 years I was on the board of the International Trademark Association, the largest association of brand owners in the world. After my board service, I was an officer of the organization and served as its president in 2012. During this long tenure I worked with over committees on a wide variety of matters including marketing, finance, membership, and government relations. This experience would serve me well as I learn the Kenmure board processes and hopefully allow me to contribute to the continued growth of our community. Additionally, I was a practicing attorney for 40 years primarily focusing on marketing, advertising, and branding law. These areas, I believe, should be a focus for Kenmure going forward as we try to enhance our reputation and diversify our community. Finally, I have significant management experience, having led a team of forty. The relationship skills I developed during my career should enable me to work well across all our committees, the board, and officers.

Kenmure Property Owners Association

Board Candidates (continued)



BRIAN McCORMICK - Elizabeth and I moved to Kenmure in October 2018, and built our forever home at 107 Berry Creek. I recently retired after 32 years from Bausch + Lomb Surgical - finishing my career as the Residency Business Director of teaching programs in the US. During my tenure, I managed multiple sales teams and millions of dollars in business. I have attended numerous management, leadership, H.R., and sales training programs. I am excited to throw my hat back in the ring for my second term on the KPOA board. The past three years have been filled with learning, understanding, and developing a solid compass on continuing to make Kenmure a great community to live in. I am honored to be your current President and proud of the continuity we have created on the board; including the support given to committee chairs to accomplish their goals and lead their dedicated volunteers who work as a team to manage the inner workings of the KPOA. Our cohesive team is dedicated and focused on making the right decisions for the best interests of Kenmure. I value fiscal responsibility, prudent actions, and managing (either directly or indirectly) a volunteer association that is committed to meeting your expectations. We have secured multi-year agreements with all our major vendor contracts, creating a budget blueprint on most of our expenses. We finalized a 10-year paving plan that best meets the needs of Kenmure. The board and committees are excited about our future successes. Please reach out to members of the board and/or committee members to see how they feel about my return to the board for another term. I am passionate about the opportunity to serve another term and excited to continue working and supporting the many Kenmure residents that give their time, expertise, and energy to make Kenmure the best place to live in WNC.

~~~~~



**BILL ROBINS** - My wife Leslie and I relocated from Daphne, AL. located on the Mobile Bay to 308 Kenmure Drive in November of 2015. It is hard to imagine that we have lived in this amazing community for 8 years already. My career was in the automotive industry working in both manufacturing and retail. I worked for BMW of North America, Inc. for nearly two decades in distribution, marketing, and management before transitioning to the retail side of the industry. My positions have included General Manager, Dealer Principal, Chief Operating Officer, and Market Director of a Fortune 200 Automotive Group. As Market Director, I managed annual revenue of \$900 million. My expertise is in the development of team culture: core values, mission statements, brand identity and process development. My management skills come from a love of coaching and mentoring. In college at Christopher Newport University of The College of William and Mary, I played football and excelled in track and field. When I graduated in 1974 with a B.S. in Education and Physiology, I coached baseball along with track and field. Past volunteer experience has been with Big Brothers Big Sisters, The Dallas Opera Board, Susan G. Kamen Breast Cancer Foundation, Dallas, TX; Boy Scouts of America, Houston and Beaumont, TX; one hundred Black Men of Metro Houston, TX. From the one hundred Black Men of Metro Houston, I received an Outstanding Service award. In Kenmure, I have served as Kenmure Country Club's Board of Governors' Treasurer. I am currently serving as Board President. I was humbled to receive the 2022 Kenmure Country Club's Volunteer of the Year. I like to play golf, but I truly enjoy working in my yard. You can find me most Monday mornings volunteering at Kenmure's Rail Pen Gap Park cutting grass, trimming bushes, and pulling weeds.

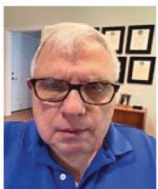
# Kenmure Property Owners Association

## Board Candidates (continued)



**SCOTT SCHILLING** - My wife Cheryl and I moved to Kenmure a year ago from Clarendon Hills, a suburb of Chicago. Our first four months were in rentals within the Kenmure community while we awaited the completion of our home. We moved into our newly constructed home in January 2023. My work career spans 40 years with a significant portion of that spent in the asset management industry. Most recently, I spent 21 years at Morningstar, Inc. as their Global Chief Compliance Officer. While relinquishing my Global Chief Compliance Officer role in 2021, I continue to be the Chief Compliance Officer for Morningstar Funds Trust, a registered open-end investment company. I graduated from Purdue University with a degree focusing on accounting. I obtained my CPA and worked in the private industry as an accountant until moving into the asset management industry. Cheryl and I were drawn to Kenmure by its beauty and location. Since becoming residents, Cheryl and I have been active participants in KNN and have enjoyed meeting other Kenmure residents and our great neighbors up on Hollybrook. I have particularly embraced pickleball since coming to Kenmure enjoying the camaraderie of my new-found pickleball friends and learning to *"stay out of the kitchen."* Cheryl and I are thrilled to be part of the community and view our living in Kenmure as our "last stop." It is for that reason I am interested in serving on the board. As compliance professional, I have obtained the skills of collaboration, attention to detail, and critical thinking resulting in practical solutions. If elected, my goal would be to apply those skills with my desire to see this community continue to prosper well into the future.

~~~~~



GREG SUCHAN - Greg Suchan has lived, together with his wife Susanne and daughter Jenny, at 598 Overlook Drive since 2017. Moving to Kenmure from our previous home in Potomac, a Maryland suburb of Washington DC, was one of the smartest things we ever did. For 34 years, Greg was a Foreign Service Officer, with overseas postings to Mexico, London, NATO Headquarters, the Geneva arms control negotiations, Pakistan, Rome, and Denmark. Since his retirement from the State Department, he has worked as a consultant and is currently Principal of Suchan International Consulting, LLC. His leisure activities include reading, streaming old movies and TV series, working out at the fitness center, playing trivia, and enjoying an occasional game of chance. I am aware of no possible conflicts of interest if I serve on the KPOA board.

Kenmure Property Owners Association

KENMURE WINTER RESIDENCE ALERT

The voting materials for the 2023 KPOA Board of Directors Election will be mailed on or around November 6th.

If you have a winter residence **but** would like your voting materials sent to your Kenmure address, *please inform the Election Committee by October 25th.*

We want to make sure all residents receive their voting packet.

Please contact Donna Johnson at elections@kenmure.org or call 301-910-0438.

Thank you,

Donna Johnson
KPOA Election Committee, Chair

MARK YOUR CALENDERS!

The Kenmure Property Owners Association
Annual Meeting

Wednesday, December 13th

Charleston Room
Kenmure Country Club
5:00 p.m

SECURITY COMMITTEE UPDATE

First, a shout out for our Security staff--particularly Micah--who do a wonderful job in keeping our residents safe and helping in emergencies. Unfortunately, there has been a significant increase in traffic violations during the past three months, with a record number of speeding and stop sign violations, even though traffic monitoring has not increased.

In September alone, there were 41 violations, giving us a total of over 120 violations during just the past three months. Remember, a \$100 fine is levied for the third and subsequent violations within one year. In addition, there have been an increasing number of reports of individuals driving over the yellow line which creates a potential for serious accidents. There have also been some residents who have hit the crossbar as they are exiting the main entrance gate, causing damage and expense. Avoid tailgating (except at football games). Please drive carefully and slow down.

Second, a reminder that our bylaws stipulate homeowners are responsible for any guests or contractors who violate our traffic rules. It is in your best interest—and that of our community—that you inform your guests and contractors of their obligations to drive responsibly and obey our community rules.

Third, contractor's trucks on the roadway are required to have orange cones around the vehicle. If you spot one without cones, please contact and inform Security as quickly as possible.

Fourth, residents should consider installing lightning protection. A Kenmure home was recently struck by lightning, causing a fire and significant damage. Residents should also consider installing a home surge protector, available through Duke Energy or many other resources.

Fifth, there have been a number of residents who have suffered falls at home, and some have laid there for hours because they were unable to alert anyone. Please consider having a medical alert device, so you may receive help quickly should you suffer a fall. Our Security staff is prepared to assist but can do so only when they are alerted.

Sixth, a reminder that contractors are prohibited from working on outside projects (except for routine lawn care) on weekends and holidays.

Lastly, just a reminder to update your guest passes that may expire at the end of the year.

Mark L. Goldstein, Chairman

ARE YOU PREPARED FOR AN EVACUATION? ANY EMERGENCY?

You may have recently watched the horror of the aftermath of the fire in Maui or listened to residents there recounting just how little time they had to escape and/or how unprepared they were to evacuate. If we haven't experienced the personal devastation of hurricanes, floods or other natural disasters, we most likely know someone who has been through the trauma of those events.

While disastrous situations are never predictable, your Emergency Management Committee knows that being prepared is the first step we can all take to perhaps minimize the after-effects and lessen the impact such events could have on you and your loved ones. Since during emergencies it may be a struggle to think clearly and there may be little time to react, your EMC believes being as prepared as possible begins with knowing what will be helpful to have with you and thus, perhaps lessen the stress of recovering after a disaster. You will see we have prepared a list of necessary documents and items (next page) you should consider having readily available.

To reiterate the information provided in an earlier issue, at this time of year as leaves begin to fall 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...**it is about reducing the risk of wildfire damage to your home and property, as well as that of other properties around you.

We cannot urge you strongly enough to become familiar with the location of **all three evacuation gates** ...in an emergency, the one closest to you may become blocked; thus, we recommend you periodically drive through Kenmure and become familiar with **ALL** the routes you may have to take in an evacuation. 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.

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 catastrophic event.

The moment of an emergency is not the time to be searching for guidelines. It also isn't the time to be trying to gather important material and items you will need during or after an emergency. Please note the list is the basics of things you will want to have at your fingertips if a need arises. This is not a comprehensive list but is a good starting point and may give you more ideas on other items you may want to include in your "To-Go" kit.

Kenmure Property Owners Association

EVACUATION/ DISASTER PREPAREDNESS LIST

Remember, in case of an evacuation or other emergency, first and foremost you want to be able to get away from the situation quickly (within 15 minutes or less if possible) and safely. If you will need assistance to evacuate, you may want to arrange in advance with a friend or neighbor to assist you.

Be prepared is more than a motto, it is a necessity in any emergency. To help with your preparedness, below is a list of items to consider having readily available in the event of an emergency:

Basic Evacuation List to have packed or ready to grab and go:

- Printed KPOA Evacuation Gate maps or put their locations in your car(s) navigation system(s)
- Wallet/purse
- Credit cards/cash
- Car & house keys
- Medications, medication devices: cane, CPAP, oxygen, etc.
- Eyeglasses, contact lenses, hearing aids/ batteries, etc.
- Cell phone and charger
- Laptop & charger
- Change(s) of clothes appropriate to the current weather/season
- Passport(s)

Create a "Grab and Go" Emergency Folder/binder/External Hard Disk or Flash drive and include:

- Important phone numbers -you may lose cell phone power and not be able to get to your digital contact list -family, medical, financial, insurance numbers.
- Copies of birth certificates, ID's, military records, social security info, etc.
- Insurance documents (policies if not available online), ID cards, agent's phone number
- Tax documents if your only copies are stored at your home.
- Investment documents
- Legal documents (marriage certificates, etc.)
- Login information for your various online accounts including banks, insurance, email, etc. This is risky to put into your binder so you may want to use a secure online password manager such as Dashlane, LastPass, etc.
- Photos -You may want to scan in advance and store on an external hard drive or in the cloud.

Pets: Should you not be at home in the event of an evacuation or other emergency, you may want to arrange in advance with a nearby neighbor to assist in safely moving your pets to safety. The following are items you will want to have available: Leash(es), harness(es), carriers; Name & number of your vet and/or medical records; Food, water, bowls, cat litter/pan, and a manual can opener if needed for canned food; Microchip number; Current photo with you and your pet(s) in case they get lost; Beds & toys.

Kenmure Property Owners Association

KPOA REMINDERS

- With the holidays approaching, please note the KPOA Office will be closed on the weekdays noted below.

Please be sure to pick up (or return) books, games or movies before these dates:

- November 22 - 27, reopening November 28th
 - December 22 - 27, reopening December 28th
 - January 1-2, 2024, reopening January 3rd
-
- The 2023 Holiday Trash Pick-up Dates are listed on the back page of the 2023 Kenmure Directory. When trash pick-up is on a Monday holiday, the scheduled pick-up is moved to the following day. In case you need to plan ahead, please be aware of the following schedule:
 - Christmas holidays 12/25 - 26 -Trash pick-up will be on Wednesday, 12/27
 - New Year's Day 1/1/2024 -Trash pick-up will be on Tuesday, 1/2

