

# KENMURE PROPERTY OWNERS ASSOCIATION

**KPOA Office: 10 Kenmure Dr. 828-692-2346 Volume 24, Issue 1 January 2024**  
**Office hours: 1:00 - 3:00 pm, Mon.-Fri. [kpoaoffice@gmail.com](mailto:kpoaoffice@gmail.com) [www.kenmure.org](http://www.kenmure.org)**

## 2024 KPOA BOARD

**Brian McCormick - President,  
Records Retention & LRPC**  
828-782-1774  
[president@kenmure.org](mailto:president@kenmure.org)

**Fred Balling -  
Vice President, Director  
Road Maintenance & Ins.**  
248-953-9387  
[directorRMC@kenmure.org](mailto:directorRMC@kenmure.org)

**Erich Ramp -  
Corporate Secretary**  
[corpsecy@kenmure.org](mailto:corpsecy@kenmure.org)  
**Beth Couch -  
Recording Secretary**  
706-224-4869  
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Treasurer**  
678-773-5586  
[treasurer@kenmure.org](mailto:treasurer@kenmure.org)  
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**Dan Rosser -  
Director Security**  
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Architectural Review**  
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**Jim Hutchison -  
Director EMC**  
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**Sally Hale -  
Director KPOA Services**  
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Community Relations**  
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## *President's Message*

Although we are well underway and looking forward to another exciting and new year working with you, your 2024 KPOA Board, Committee Chairs and all our dedicated volunteers hope your holidays were filled with family, friends, happiness and lasting memories.

As we begin the year, the board and committees are adjusting to a significant turnover in leadership and committee roles. We lost volunteers who have spent many years on the board, or as committee chairs or were impactful committee members. Those no longer serving in an official capacity will certainly always be integral to our success as they each exemplified the desire, determination and commitment that made Kenmure the best community in WNC to call home.

Fortunately, in our robust volunteer organization-- the largest volunteer property owner's association in the state--we have excited, passionate and willing neighbors who have stepped into volunteer in new roles. After you elected 3 of our 7 board members to serve a 3-year-term, your board appointed a new recording secretary and named new Chairs for the RMC/KARC/Security and EMC committees. You have also been well informed by our new Snowman, John Selby, with weather and road safety updates as we dealt with inclement weather in the early days of this year.

There is a complete list of all KPOA committees elsewhere in this issue, but I want to highlight the new Board and Committee Chairs to ensure you are aware of who will be leading our efforts:

- Board Members elected to a 3-year term: Jim Hutchison, Bill Robins and Brian McCormick
- Board Member appointed as new recording secretary: Beth Couch
- Board Member appointed as corporate secretary: Erich Ramp
- Board Member appointed as treasurer: Dale Seekely
- Security Committee Chair: Bryan Wesselink
- KARC Chair: Dave Yusko
- RMC Chair: Dennis Boyd
- EMC Chair: Nancy Ramp
- KPOA Office Manager: Cheryl Schilling

The Board is excited about working with all our new leadership members and we sincerely thank those leaving us for the strong foundation and positive atmosphere they established for the volunteers who are stepping into new positions.

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# Kenmure Property Owners Association

## President's Message (continued)

If you would like to review all your board accomplished in 2023, I encourage you to visit our KPOA website [Kenmure.org](http://Kenmure.org). Under the 'MEMBER ONLY' section, you'll find the agenda of the Winter Annual Meeting held in December, the board's monthly meeting reports, committee reports, the 2023 financial report, 2024 budget and assessment adjustments as well as the approved minutes of the 2022 Annual Meeting.

I want to assure you the board and all the committees are entering this year with an incredibly strong momentum. A few of our many initiatives include:

- Fiscal integrity of our Operating Budget/Expenditures
- Repaving Berry Creek Dr and Tarnhill Dr
- Continuing canopy work
- Continued focus on next-level security measures
- Revitalizing the interior of the KPOA office
- Formulating long-range plans for upgrading the Security Gate House
- Continue education of emergency procedures and exit locations
- Initiate a Firewise program that meets the needs of our community
- Successful winter roads conditions management
- Continue focusing on residents' understanding of KPOA rules and regulations
- Focused recruitment program to secure new volunteers

Your 2024 KPOA Board is looking forward to successfully upholding our responsibility to work with you to further enhance Kenmure as the most desired, most beautiful place to live in Western North Carolina. Just as we are committed to the highest standard of integrity regarding our fiscal responsibilities, we also are of one mindset to continue providing the essential services that makes our community a wonderful place for all of us to call home.

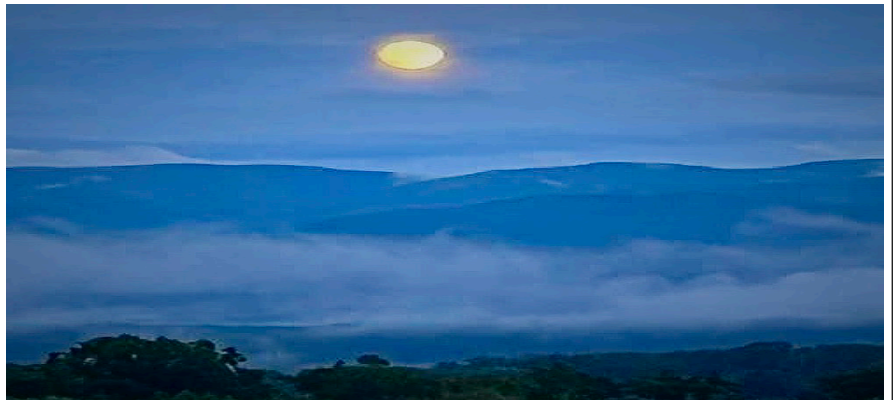
On behalf of the board, our committees and all our volunteers, I want to wish everyone a very happy and prosperous New Year full of great adventures and memorable events!

Respectfully,

*Brian*

Brian McCormick

The beauty in our community is not just around us, sometimes it's far above us and never fails to impress those who look up.



## Treasurer's Report

All property owners were emailed their 2024 assessment invoices either the end of December or the first week of January. The email will be from **Kenmure Property Owners Association, Inc.** just as you see written here. If you are unable to locate it by searching the name above, check your spam/junk mail file and then if you still do not find it, please feel free to E-Mail me at [treasurer@kenmure.org](mailto:treasurer@kenmure.org) and I will send you a copy.

In the Initial email you will find detailed instructions on how to pay electronically if you would prefer to use that method rather than writing a check.

**Please note all payments are due on or before February 15<sup>th</sup> to avoid a \$40 late fee. All payments mailed must be postmarked by Feb. 15 and sent directly to PO Box 955, Flat Rock NC 28731-0955.** Do not drop off or send your payment to the KPOA office.

As I reported at both our summer meeting as well as the annual KPOA meeting in December, the financial condition of our KPOA is strong. Below are a few highlights I feel are important to bring to your attention:

- As of the end of 2023, all reserve accounts, (road repaving, storm, capital and general) are fully funded to the recommended amounts for a total of over \$1.7 million.
- Of the 824 property owners only 2 have not paid the 2023 annual assessment in full.
- The rebound in interest rates has enabled the KPOA to earn over \$70,000 in 2023, which will be used to fund KPOA's operations and thus reduce the need for additional assessments.
- The transition of doing more of our accounting work in-house has continued to save us money--more than \$13,000 annually--thanks to the great help of Vicki Altmeyer, our assistant treasurer, the KPOA office volunteers and many others.
- Having an all-volunteer homeowner's association vs. hiring an outside firm to run the KPOA saves anywhere from \$10 to \$50 per month (\$120 to \$600 per year) for each property owner.

The cost-savings alone certainly highlights the value of being an entirely volunteer organization and I urge everyone to consider being a part of our volunteer force and finding your niche in the largest volunteer organization of its kind in all of North Carolina. You'll meet new friends and find many great opportunities to make a difference in our community.

For anyone who would like more detailed information regarding the financials, the monthly statements (Balance Sheet, Income Statement, Reserve Analysis, Treasurer Report) are included as an attachment each month to the Board of Director's minutes. Those minutes, including the financials, are posted each month on the KPOA website ([Kenmure.org](http://Kenmure.org)) in the Members Only section.

**Dale Seekely**  
TREASURER

## **ARE YOU PREPARED?**

Given the numerous wildfires in our region last year and the recent flood warnings we've already experienced this year, emergency preparedness must be taken more seriously than you may have ever imagined. Your Emergency Management Committee (EMC) cannot urge you strongly enough to be prepared in the event of any emergency. While the volunteers of the EMC have worked diligently to ensure we are prepared to act on behalf of the community, we would be unable to take care of each resident's needs and must count on you knowing exactly what to do and being prepared to do it when EMC alerts are received.

The EMC has a system in place to alert residents of any emergency; should there be a need to evacuate, we will have personnel stationed throughout the community to help guide you to the appropriate gate. But all our actions notwithstanding, you should make every effort to be well-versed in what to do when alerts are received.

There are four important questions you should ask yourself as you consider the degree of your emergency preparedness:

1. DO YOU KNOW WHERE OUR THREE EXITS ARE LOCATED?
2. WHICH ONE IS CLOSEST TO YOUR RESIDENCE?
3. HAVE YOU IDENTIFIED AND DRIVEN THE ROUTE YOU WOULD TAKE TO EACH EXIT?
4. DO YOU HAVE PRINTED COPIES OF MAPS TO EACH GATE?

While everyone knows the Main Entrance location, please be aware that entrance may or may not be accessible in an emergency. The exit closest to you may become blocked or there may be a need to direct you to the gate that is not nearest you...so it is imperative you know how to access all the exits.

With the limited space in this newsletter, please go to our KPOA website where we have explicit details on the Emergency Management Plan (EMP) and evacuation exits. Below are exact instructions on locating the information:

1. Go to: [kenmure.org](http://kenmure.org).
2. Click on KPOA Board and Committees
3. Click on Emergency Management Committee—there you will find the EMP & Evacuation Maps
4. Click on Evacuation Areas and Maps and begin by finding your address (Note if you are Green, Purple or Red.) Scroll down to the map section (last three pages) and the color-coding will show you the location of your nearest exit, as well as the other gates.

We suggest you print the Emergency Plan and become familiar with it...the moment of an emergency is not the time to be searching for guidelines. Having printed copies of the maps in each of your vehicles is recommended as well because depending on the situation, you may not have time to access them electronically for printing.

In the October 2023 KPOA newsletter, we provided a very detailed preparedness list. To access that issue, go to [Kenmure.org](http://Kenmure.org), click under the KPOA Board & Committees link, click on KPOA Newsletters, click on "Current Issue" and go to page 11 to print a copy as a guideline for beginning your emergency preparedness.

***Your 2024 EMC Team  
Nancy Ramp, Chair***

Note: ALWAYS—in the event of an emergency—CALL 911 FIRST!!!

# Kenmure Property Owners Association

## 2024 KPOA COMMITTEES

(As of January 2024)

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

### **Advisory Committee**

#### **Nick Weedman, Chair**

Alan Van Ostenbridge  
Greg Newbold

### **Long Range Planning Committee**

#### **Susan Boland, Chair**

Larry McGaughy, Jim Herrmann,  
Nick Weedman, Bonnie Mangold,  
John Gerni, Jim Heavner, EJ Zisk

### **Judicial Committee**

#### **Bill Douberley, Chair**

Jim Heavner, Emmy Weissman,  
Alan Van Ostenbridge

### **Security Committee**

#### **Bryan Wesselink, Chair - EMC Contact,**

Suzanne Blas - Traffic Safety  
Mr. Terry Stein - AUS Contract  
Maral Johnson – Maybin Service Contract  
Richard Klein - Gatehouse & Gate Equipment  
Maintenance  
Steve Welk – Security Issues & Trends  
Don Stine – Gate House Upgrade Study  
Dan Rosser - KPOA Board Liaison

### **Architectural Review Committee**

Dave Yusko, Chair  
Clark Irwin - Landscaping  
Jimmy Raleigh - Trees  
Ray Liotta - Existing Home Alterations  
Shivani Wright - Paint Color Coordinator  
Bill Daleure - New Home Construction &  
KPOA Board Liaison

### **Road Maintenance Committee**

#### **Dennis Boyd, Chair – Canopy**

Ray Donner - Signs, Utilities  
Erich Ramp - New construction  
Larry Wesselink- Asphalt Patching & Paving,  
Striping & Canopy  
Dick Graber - Right-of-way/Shoulders, Culvert Projects  
Fred Johnson - Mowing & Leaf Removal  
John Selby - Snowman  
John Pace - Asphalt Patching, backup: Paving  
Bob Paulsen - Advisor  
Fred Balling - KPOA Board Liaison

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

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

#### **Nancy Ramp - Chair**

**Don Speese** - Vice Chair

**Jim Hutchison** - KPOA Board Liaison

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

**Nancy Ramp** - Incident Commander (IC)

**Don Speese** – Deputy IC/Training Coordinator

Brian McCormick – KPOA President

**Vern Dyer** – Radio Advisor

Paul Nice – Radio Advisor Assistant

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

**Angelique Murphy** – Team Leader & Quartermaster

**Karen Mair** - Recording Secretary

Alan Van Ostenbridge – Emer. Event Announcements

Bill Beacham, Thomas Hooker, Pete Richards, Al Reams



# Kenmure Property Owners Association

## 2024 Committees (continued)

### -- Incident Liaison Team

**Margaret Langston - Team Leader**

**Bill Robinson** – Wildfire Prev./Firewise Advisor

Donna Robinson, Bob Stephenson, Frank Algozzini

### -- Evacuation Team – Broadmoor & Argyle Gates

**Brant Sudderth – Captain**

Bob Balkman – Lieutenant, Broadmoor Team

Paula Tarrant – Lieutenant, Argyle Team

Jim Herrmann, Annie Lazo, William Fogarty,

Don Stine

### Security Leader – Gatehouse

**Micah Burroughs** – KPOA Guard Supervisor

### Records Retention Committee

**Jeanne Sudderth, Chair**

Susan Kasper

Susan Boland

Brian McCormick - KPOA Board Liaison

Dale Seekely - KPOA Treasurer

### Community Relations Committees

**Bill Robins- Chair & KPOA Board Liaison**

#### -- **Communications Committee**

Marsha Mock - KPOA Newsletter Editor

Wayne Orchard - KPOA Website Webmaster

#### -- **Election Committee**

**Donna Johnson – Chair**

Elizabeth McCormick, Ed Tiles, Judi Dietrich,

Terry Stein (voting analytics),

Stan Christman (electronic ballots)

Erich Ramp – KPOA Corporate Secretary

#### -- **Kenmure Blood Drive**

**Wayne Orchard, Chair**

#### -- **Welcoming Committee**

Gayle Schwarz

Charlotte Hooker

### **KPOA Services Committees**

**Sally Hale - Chair & KPOA Liaison**

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## Services (continued from previous column)

### -- **KPOA Office**

**Bob Winans - Building Maintenance Coordinator**

**Cheryl Schilling - Office Coordinator**

Julie Ashbeck, Donna Johnson, Lisa Raufeisen,

Charlotte Hooker, Anne Hobbs, Karen Carr,

Carol Battocchio, Anne Batherson

### -- **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** KPOA Database/Gatehouse Software

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, Rick Rehn, Pam Tiles,

Ed Tiles, George Tennille, Terry Stein (Mr.), Bill Hale, John

Williams, Anthony Healey, Amanda Healey, Amos Dawson

Angelique Murphy, Pat Bissonet, Pixie Gray

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

## SNOWMAN'S REPORT

### IT'S TIME TO PREPARE FOR WINTER ROAD CONDITIONS!

Detailed Information regarding the guidelines for Kenmure's road conditions during inclement weather was recently emailed to all residents and may also be found on the KPOA website ([kenmure.org](http://kenmure.org), click on KPOA Board / Committees, scroll down to KRMC link). If you have not read or accessed the information online, I urge you to do so.

It is imperative residents be informed and prepared for any weather-related, dangerous and/or difficult road conditions, and perhaps even more so if this is your first winter here. We are all responsible for abiding by the guidelines that are in place all of which you can find on our website. But I've included a brief overview of a few of the guidelines below.

During winter storm situations, Kenmure Road Maintenance Committee (RMC) and Kenmure Security will use a coordinated plan to: (1) notify Kenmure Residents of road and driving conditions, (2) clear Kenmure roads in a timely fashion, (3) attempt to maintain a safe driving environment, and (4) provide sufficient information for residents to make safe, rational decisions regarding travel.

For the safety of residents and the contractor, certain steep roads will be plowed in daylight only. BE AWARE -- we will be under "CODE RED"(see below) until all roads are plowed and the road material (sand or sand/salt mix) has been applied to all roads.

When a winter storm occurs, Kenmure utilizes a color-coding system to describe road conditions, with the level agreed upon in coordination with Kenmure Security. To quickly learn of current conditions, you may call the KPOA Emergency Hotline at any time for a recorded update (828-696-8805).

#### **Below are the color-codes and what each one means:**

- **CODE GREEN:** All roads open, good driving conditions.
- **CODE YELLOW:** Roads are wet, packed snow or ice may be present in some locations. Drive with caution as some roads will be slippery.
- **CODE ORANGE:** All roads are snow covered. Icy conditions in many areas, some may be impassable especially on steep grades. You are advised to avoid travel until conditions improve.
- **CODE RED: ROADS ARE CLOSED! DO NOT TRAVEL!** All roads icy, slippery, unsafe for travel. Only the KRMC snow contractor and emergency personnel will be allowed to enter Kenmure; residents returning home to Kenmure may enter at their own risk.

You will find more detailed information on our website (address highlighted in the first paragraph above) regarding **communication, road prioritization, snow removal guidelines, suggestions for planning ahead and coping with difficult road conditions**. Please take the time to become familiar with our guidelines for your own safety and that of others as well.

An important detail to remember: **Mailbox and driveway access is the responsibility of the owner**. Private snow removal contractors will be admitted to the community as soon as road conditions allow. You can check out the Homeowner Services link at [Kenmure.org](http://Kenmure.org) for contractor recommendations.

As time will be of the essence in clearing our roads, please keep calls to Security or to me limited to only those that are necessary. Your cooperation in being prepared is greatly appreciated.

**John Selby**  
**KPOA Snowman**

# Kenmure Property Owners Association

## **MEN'S CHRISTIAN FELLOWSHIP MEETINGS**

You are invited to join the Kenmure Men's Christian Fellowship group which meets Monday mornings from 8:30-10:00 a.m. in the Cardroom at KCC for fellowship, Bible study, prayer and discussion. The group is currently studying both the New and Old Testament books--their historical context and meaning for our lives today. Contact Don Klug, (703) 869-9918 if you have any questions or would like more information.

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## **KENMURE JOINED THE KFC "MARCH"**

### **... AND THE COMMUNITY WON!**

The Kenmure Fights Cancer (KFC) 2023 March to a Million campaign was a huge success thanks to the many volunteers and generous donors in the Kenmure community. Since 2008, KFC has donated an exact total of \$1,000,298.18 to the Cancer Centers of both Pardee Hospital and AdventHealth Hendersonville. Due to the generosity of all who participated in the various activities around the fight to [Remember](#) those we've lost to cancer...[Honor](#) those who have survived the battle...and [Support](#) those who today are struggling against the disease, each of the local Cancer Centers received donations of \$77,100.18 for a grand total donation from KFC of \$154,200.36 in 2023!!

Congratulations to KFC and to all Kenmurians who generously donated their time and their money allowing the local Centers to continue the war against this dread disease.

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## **KENMURE DIRECTORY COMING SOON!**

The 2024 Kenmure Directory print version is in the process of being updated and will be available soon. Watch for an email to advise when it will be available for residents to pick up your copy at the KPOA office.

## **2024 BLOOD DRIVE DATES**

May 1st, 12:30 – 5:00 p.m., Charleston Room  
Sept. 4th, 12:30 – 5:00 p.m., Charleston Room

Watch for emails with details for registering to be a donor as each date draws near.

## **DID YOU KNOW?**

Checked out the KPOA website lately? Do you know all the information you can find at Kenmure.org? The site is setup to keep you informed of activities, services and important news for everyone. If you're still reading this and haven't logged on to the site by now, read on and see what you've been missing.

For starters, you will find a Members Only (MO) section where contact information for the current Board of Directors and Officers exists, along with the online directory, a map of Kenmure, a link to complete your Emergency Contact form, the minutes from board meetings and Summer / Winter Meetings as well as reports from many committees.

One important link in the MO section is the Occupational Expertise form—the starting place for you to let KPOA know your areas of expertise so you can begin preparing for your volunteer role in our great community. What committees are there and what's their purpose? That information may be found on the site as well.

If you are new to Kenmure, at kenmure.org there's a Trading Post link for residents, a Homeowner Services link residents use to rate the level of service provided for everything from Alterations-to-Window Repair by local companies, rules and regulations for residents, road maintenance info, architectural guidelines, security details, excellent information about Kenmure Country Club, and Newcomers & Neighbors—a very active social group residents can join; and, for those who may be interested in the wildlife in Kenmure there is even a Critter Report link with photos and details. Log in and see what you've been missing and stay informed of happenings in our neighborhoods!

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## **SOME GIVE MORE THAN JUST TIME**

While you can't get blood out of a turnip as the saying goes, you can sure get it from Kenmure residents! Last year in our two Blood Drives, 89 pints were donated by 85 residents ("power red" donations count double—google it). That brings the total donated by residents since 2011 to almost 900 pints!!

Congratulations to Wayne Orchard – our Drive Chair, and Greg Bennett, Anne Hobbs, Charlotte Bryant, Myra Christman and Flora Hobson for serving as volunteers to register and assist all who graciously gave their time...and their blood!

One pint can save up to three lives!

Giving = Living

