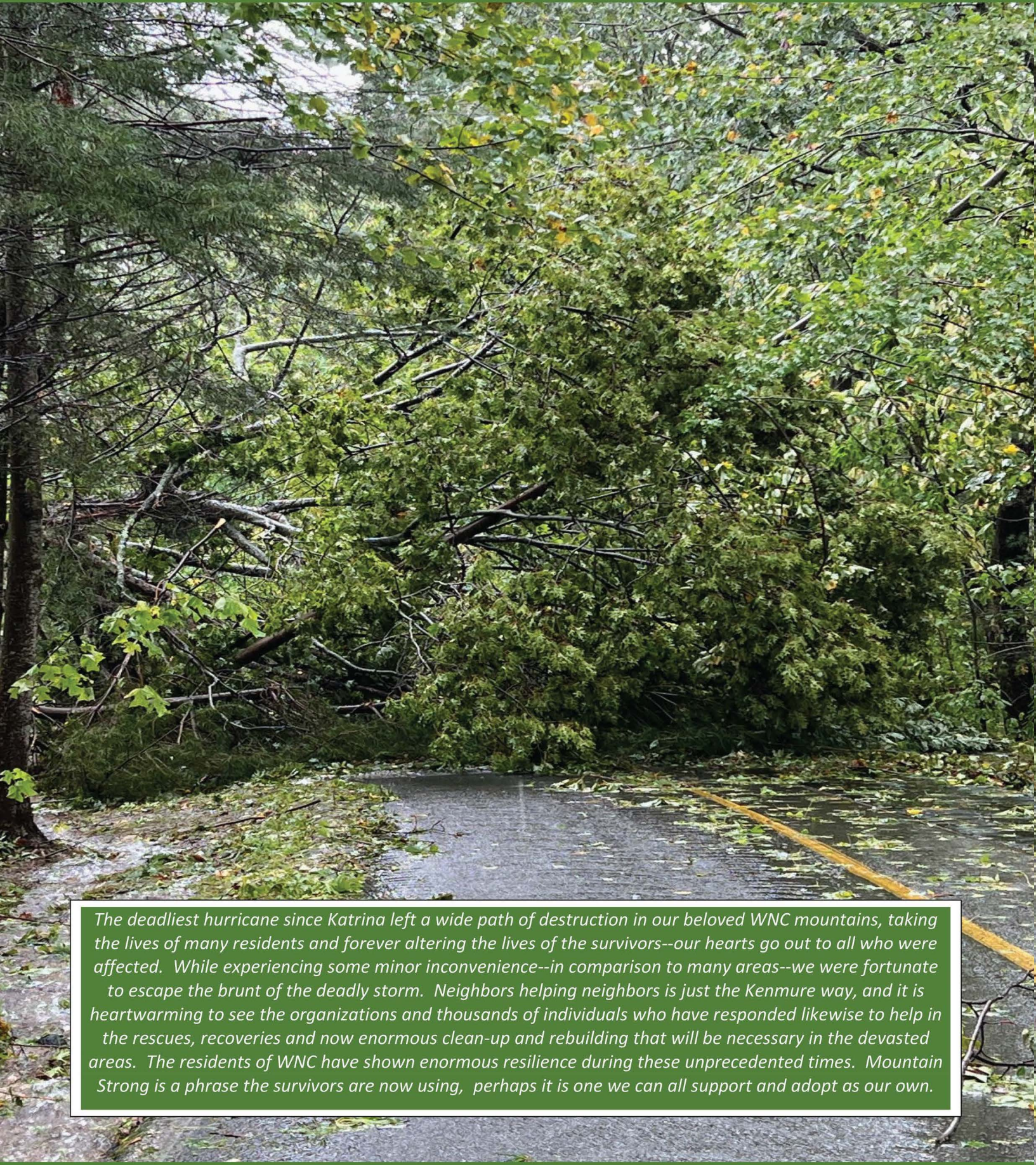


# Kenmure Property Owners Association



*The deadliest hurricane since Katrina left a wide path of destruction in our beloved WNC mountains, taking the lives of many residents and forever altering the lives of the survivors--our hearts go out to all who were affected. While experiencing some minor inconvenience--in comparison to many areas--we were fortunate to escape the brunt of the deadly storm. Neighbors helping neighbors is just the Kenmure way, and it is heartwarming to see the organizations and thousands of individuals who have responded likewise to help in the rescues, recoveries and now enormous clean-up and rebuilding that will be necessary in the devastated areas. The residents of WNC have shown enormous resilience during these unprecedented times. Mountain Strong is a phrase the survivors are now using, perhaps it is one we can all support and adopt as our own.*

# Kenmure Property Owners Association

## Voting and Annual Meeting

ANNUAL  
MEETING  
Dec 11, 2024

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 **two positions** that need to be filled as **Fred Balling and Sally Hale** complete their terms on the Board. We are grateful to them for their dedication, expertise, and service to our community.

This year we have **three** qualified candidates willing to give their time and talent to Kenmure Property owners. The candidates are **David Goins, Clark Irwin** and **Gregg Marrazzo**. Please read the biographies included in this newsletter to acquaint you with these wonderful candidates.

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

**DEADLINE to return BALLOTS and PROXY is December 6<sup>th</sup> by 5PM**

***If voting by paper, 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 are included in your election notification email. It is ***very important*** that you return your ***signed*** proxy to ensure 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 2023 Annual Meeting Minutes, and 2) ratify the 2025 KPOA budget. Please note that the proxy applies only to the meeting quorum and for any meeting votes; it does NOT pertain to the election of board positions.

New Board members will be presented at the **ANNUAL KPOA MEETING on December 11, 2024**. Annual Meeting information will also be included in the Election Package.

### **KENMURE WINTER RESIDENCE ALERT**

The voting materials for the 2025 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, **(and have NOT already done so)**, ***please inform the Election Committee by October 25<sup>th</sup>***. We want to make sure all residents receive their voting packet. Please contact Donna Johnson at [elections@kenmure.org](mailto:elections@kenmure.org) or call 301-910-0438

Donna Johnson  
KPOA Election Committee, Chair

# Kenmure Property Owners Association

## 2024/2025 KPOA Board Candidates

The three candidates running for the two Board positions to be filled in the new year submitted the following biographical information to allow you to better know them, their background and the talent they bring to serve on the KPOA Board. Should you wish to know more about the candidates, please feel free to reach out to each one of them with your questions.



### **David Goins**

My wife Edna Goins and I live at 167 Overlook Drive. We moved to Kenmure in 2019 and purchased a house located at 616 Kenmure Drive. After 2 1/2 years, we realized the house was simply too large and decided to sell it and relocate within Kenmure to Overlook Dr. I presently serve on the board of the Ridgeview Condo Association and have served in this position for one year. In addition, I serve on the Kenmure Greens Committee. I am a Civil Engineer as well as a General Contractor. I have been a builder for over 50 years during which time I built and renovated more than two thousand houses as well as commercial construction. During this time, I collaborated with the Army Corps of Engineers in bridge construction. We moved to Kenmure from Lake Lure where I served on the Lake Lure Planning and Zoning Committee. I also served for several years as

Chairman of the National Fire and Protection Agency, Technical Correlating Committee which consisted of 50,000 members and 9,000 volunteers. I currently serve on the Mud Creek Baptist Church "Finance/Personnel committee." I feel my Engineering degree education and experience will allow me insight into the continued excellence that Kenmure strives to achieve. I would feel honored to serve on the Kenmure Property Owners Association and have no conflicting interests.



### **Clark Irwin**

Clark Irwin and wife Jane have lived at 704 Kenmure Drive for eight years after residing in Maine, DC, and northern Virginia. They are retirees with two grown offspring and two nifty granddaughters. While in Maine, Clark served three terms as president of the Brentwood Lot owners Association in the Portland suburb of Cumberland, and six years as a trustee (two years as board vice-chairman) of the Spurwink School, a non-profit, multi-facility school for developmentally challenged young people. At Kenmure, he manages landscaping requests as a member of the Architectural Review Committee. Prior experience includes: professional staff member, U.S. Senate Committee on Homeland Security and Governmental Affairs; communications director, federal Commission on Wartime Contracting; senior editor, federal Special Inspector General for Afghanistan

Reconstruction; corporate communications and investor relations staff, Central Maine Power Company; business and economics writer, Guy Gannett Newspapers, Portland; high school and college summers in produce sales, sash painting, and paper-mill quality control and coating departments. Education: bachelor's, philosophy and economics, Bowdoin College; master's, communications, University of Massachusetts, Amherst; Alfred P. Sloan Foundation fellow, economics journalism, Princeton University. Skills: research, writing, editing, public speaking, policy analysis and recommendations, task force collaboration. No conflicting interests to declare. Goal if elected: contribute to maintaining Kenmure as an attractive, agreeable, and affordable home base for current and prospective residents, and to maintaining collegial working relationships with the Kenmure Country Club and KNN.



### **Gregg Marrasso**

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. While I do not have prior Kenmure volunteer experience, 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 twenty committees on a wide variety of matters including marketing, finance, membership, and government relations. This experience will 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 community. Finally, I have significant management experience. 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

KPOA Office: 10 Kenmure Dr. 828-692-2346 [kpoaoffice@gmail.com](mailto:kpoaoffice@gmail.com) [www.kenmure.org](http://www.kenmure.org) Vol.24, Issue 3, Oct. 2024

## 2024 KPOA BOARD

**Brian McCormick - President,  
Records Retention & LRPC**  
828-782-1774  
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**Bill Robins -  
Vice President, Director  
Community Relations**  
409-267-7145  
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**Fred Balling - Director  
Road Maintenance & Ins.**  
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**Marsha Mock, Editor  
Newsletter**  
828-697-7488  
[mockmar@bellsouth.net](mailto:mockmar@bellsouth.net)



## *President's Message*

Dear Kenmure Community:

It is impossible to convey thru mere words just how grateful I am that while witnessing such massive devastating destruction of the hurricane throughout western North Carolina we had relatively minor damage in comparison. Some of you have had to deal with damage to your home and many are dealing with property damage, but with no loss of life among us, we are very fortunate indeed. Our hearts certainly go out to those in WNC who lost so much in the storm.

Space in this message does not lend itself to properly recognize the individuals of the various KPOA Committees who sprang into action as soon as weather permitted, but we will do so publicly at our Annual Meeting on December 11th in the Charleston Room at the Club. I hope you will make every effort to attend and share in celebrating those who worked so tirelessly in the aftermath of the storm.

It is heartwarming to hear of so many neighbors checking on neighbors and their well-being, lending a hand where needed to clear debris for those who were unable to do so, making trips to the grocery for each other and limiting the number of vehicles on the road thus allowing emergency personnel to begin the work of restoring power, communications, etc. as quickly as possible. And I am certain many in Kenmure are among the unsung heroes who rushed to volunteer throughout Henderson County with organizations providing food, water and other needs to the more devastated areas as soon as roads were passable.

The Club certainly provide a needed service when they made their wi-fi available for all to use (as long as that service was available). With all lines of communication down for days, word spread quickly among neighbors the Club was open to anyone who needed to reach out to family via text or calls or who wanted to get online just to let everyone know they were safe. And the buffets that were offered were also a welcomed opportunity to not only enjoy great food, but to also gather with friends and neighbors.

(continued)

# Kenmure Property Owners Association

## *President's Message (cont.)*

Below are excerpts of my original letter written before the storm because there's information you need to know concerning our upcoming Annual Meeting, the election of two Board members, and other details important for residents.

*Kenmure is a special place to live, and we are thankful for the more than 150 volunteers who help make living here so enjoyable. Your KPOA board has 7 elected members and 3 appointed positions, and we have a staggered cycle of elected members serving 3-year terms. There are two board seats up for election this year and we have three qualified individuals to run for those two seats. Please take the time to review the candidate profiles found within this newsletter; and, if warranted feel free to reach out to each of them to know them better before casting your vote.*

**Public Safety Announcement: SLOW DOWN and please STOP at stop signs.** *I know we're all in hurry these days, to get to the grocery store, doctor's appointment or hair appointments, but is it worth the minute or two you save flying around Kenmure to break our road rules? We've had some fender benders, but luckily no major accidents have happened, and we want to keep it that way. Our Security team is doing their best to flag offenders, but it's up to all of us to police ourselves and drive safely. **Keeping to the right of the yellow line is always the right thing to do as well.** And don't fail to let your contractors know they too are expected to abide by our road rules!*

*If you haven't seen inside the KPOA office lately, you are going to be very pleased with the updated décor and changes we've made. The interior hadn't been updated in decades and it was past time for repairs and renovations. The project began with all new wiring, updated worn lighting and switches, removal of popcorn ceilings, all new paint on ceilings and walls, and new flooring. Unfortunately, as the project was moving along we discovered the hot water tank had been leaking and causing damage to both flooring and walls in the library area. Although the library wasn't budgeted for renovation, repairing the damage was essential.*

*As you know, not every hero wears a cape....and in this case, Office Building Maintenance Coordinator Bob Winans donned his toolbelt, rounded up additional volunteers and took on the task of fixing the walls, painting, and coordinating a game plan to refurbish the library. It was necessary to store more than one thousand books and completely remove the 500 feet of shelving. Bob's efforts, along with all the volunteers, saved thousands of dollars and made it possible for us to afford new flooring for the library. As of this writing a plan of action is being developed by other volunteers to rebuild all the shelving and have the library functional once again.*

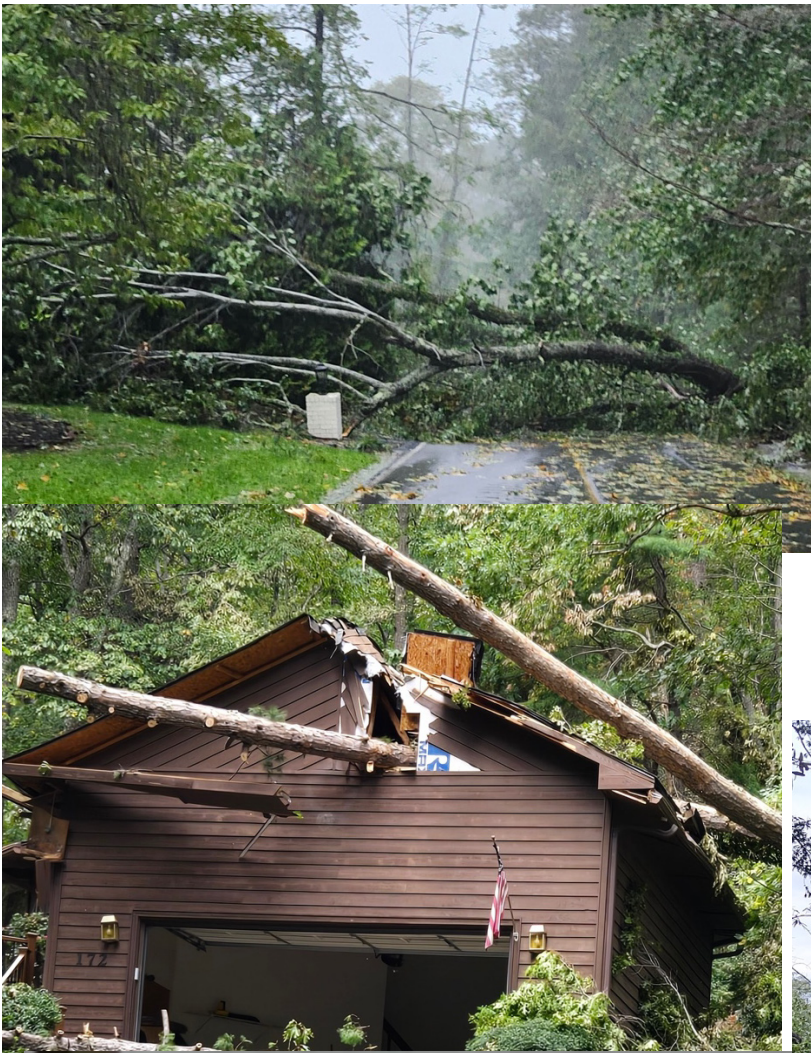
*All residents received an email from your Security committee advising of the updated guidelines and process for visitor/contractor gatepass requests. While it has always been the responsibility of residents to enter this information, to allow personnel the time to better manage our security protocols and ensure the safety of residents we are now requiring all Kenmure residents (capable of using the online portal) to do so. Your board knows this requirement has been a sensitive issue for some residents, but to manage costs and control our security budget, we need your support to minimize "call in" visitor pass requests. We are thankful for your support and understanding in this matter.*

*I want to remind you to put our annual KPOA meeting on your calendar for December 11<sup>th</sup> beginning at 5:00 pm in the Charleston Room at the Club. At that time, we'll announce our new elected board members, and we will also recognize and thank Sally Hale and Fred Balling who are completing their terms on the Board. We are also looking forward to sharing pictures of the new KPOA office renovations and discussing future .*

*As always, the KPOA board welcomes your questions, suggestions and comments. Our committees are always looking for new faces to join their teams. Please don't hesitate to contact any of the board members or committee chairs if you have a desire to serve.*

*With an attitude of gratitude,*

*Brian*



# STORM





SCENES



# 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 discussing a video series on truth, God, man and the social order. Contact Don Klug, (703) 869-9918 if you have any questions or would like more information.

## KENMURIANS CONTINUE TO SAVE LIVES!

Thank you to all the donors and volunteers who participated in Kenmure's most recent Red Cross Blood Drive. The results are below:

- 29 individuals donated a pint of life-giving blood

[This donation potentially helps 2 patients.]

- 5 individuals donated as Power Red, which counts as a double donation

[This donation potentially helps 6 patients.]

In total, our Kenmure Blood Drive was credited with 39 successful donations!

Thanks also to Deana Mayfield, Susan Boland and Charlotte Bryant for being on hand to help in any way needed. Volunteers make a difference!

The next Kenmure Red Cross Blood Drive will be in held in May 2025. The date has yet to be determined but watch for the email announcement and make plans to be a life-saver.

One pint can save up to  
three lives!

Giving = Living



## DIRECTORY UPDATE REMINDER!

Is there false information about you or anyone in your household in the KPOA Directory? Probably not, but changes do occur so it is time once again to review your personal contact information currently on file with the KPOA Office.

To ensure your information will be correct and up-to-date in the 2025 Kenmure Directory, **your information must be submitted no later than December 1<sup>st</sup>, 2024.** No action is required if your current entry is correct.

To access the directory, go to [www.kenmure.org](http://www.kenmure.org) and from the menu on that page, select *KPOA Members Only*. If you do not see that selection, click on the menu (3 bars) in the upper right corner of the page or scroll to the bottom and look under "Quick Links." Once you have accessed the Members Only page, enter the password (Kenmure.docx) and scroll down to then select ***Kenmure Online Real-time Directory***. Enter your last name, select "View Profile" and review your information—remember, no action is required if your information is correct.

If an update is needed, click on "Back to Full Listings" then click on "Return to Members Only," scroll down to the "Directory Update Link" located just below Kenmure Monthly Online PDF Directory link. Hang in there, you are almost done...just click on the Update link, complete the form with any changes you wish to make; review your information and then click "Submit." If the changes apply to each member of the household, please submit a separate form for each person.

Your information (including any changes) will be reflected in the 2025 Kenmure Directory (published in February) as well as for the Annual Assessment Process — those invoices are emailed to households each January.

**Don't forget--to have your correct information in the 2025 Directory, you must submit your information by December 1, 2024.**

Realizing some residents may be having internet issues lingering from the hurricane, your KPOA Office Volunteers are happy to help. If you need any assistance making changes in your profile, please visit the KPOA office any weekday between the hours of 1 p.m. to 3 p.m.

## KPOA OFFICE HOLIDAY SCHEDULE

The office will be closed on the following dates:

Thanksgiving – Nov. 27-28, Dec. 2

Christmas – Dec. 23 – 27

New Year's – Jan. 1 – 3, 2025

Normal operating hours are:

Monday – Friday, 1:00 – 3:00 p.m.