

# KENMURE PROPERTY OWNERS ASSOCIATION

KPOA Office: 10 Kenmure Dr.

828-692-2346

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Office Hours: 1:00 – 3:00 p.m., Monday – Friday

[kpoaoffice@gmail.com](mailto:kpoaoffice@gmail.com)

[www.kenmure.org](http://www.kenmure.org)

## *PRESIDENT'S MESSAGE*



Happy 2025 Kenmure!

Your KPOA board is very excited to move into this new year! Even though Hurricane Helene's toll on our community and resources, combined with the restoration of the KPOA office, tested our financials and the willpower of our volunteers we remain steadfast in our commitment to our beloved community.

Thank goodness for the financial stability created by the strong budgetary plans of our committees and the continued directional oversight by our treasurer, Dale Seekely.

As we begin the year, we now have a clearer understanding of the many repairs and maintenance costs related to the hurricane. Our contracted engineering firm was able to get on site mid-December/early January to expertly assess the road and culvert damage. Their work uncovered multiple damaged sites and they have provided the approximate costs for the necessary repairs. Fortunately, our reserves and additional monies from 2025 assessments/dues should be sufficient to cover those costs, keep us on budget and allow us to handle necessary upgrades to the KPOA office. This is all dependent of course on our not experiencing any significant disasters--weather-related or otherwise—such as those experienced in 2024.

With the first significant snow fall and accumulation we've had in almost 3 years behind us, I am delighted to report that the storm advisories from news outlets and our Snowman's week-long communications about our road conditions were taken seriously by 99% of our community. Unfortunately, there were a few drivers who tried to circumvent our "dangerous" and/or "closed" roads warnings before snow plowing could take place and this caused the snow to be compacted into a turf of ice that was hardened by the very low temperatures that impacted us each night.

As most are aware, we don't experience storms of this magnitude very often and usually do not have the excessive cold temperatures allowing the precipitation to remain on the roads as long as this storm did. We do not have the resources or equipment for road maintenance as municipalities or counties provide. Because we do not have the services to clear roads immediately following a storm is the very reason we created the volunteer position of the KPOA Snowman. Having someone monitoring the storm, sending out advance notices encouraging residents to watch local news "storm trackers" and then urging all of us to abide by the KPOA BOD/Snowman's Road Condition announcements helps keep our community safe! Our Snowman working in concert your Board and with Security did a terrific job of keeping everyone informed before, during and after this storm!



No one likes the inconvenience of having to stay home when there are doctor's appointments to keep or other essential matters we feel are necessary to handle, but winding up in a ditch or sitting sideways on one of our roads because it isn't navigable and then having to abandon your vehicle (possibly blocking the road) endangers you and the community at large. Abandoned vehicles prevent snowplows from accessing a road thus delaying the clearing process and could even prevent emergency vehicles from getting to someone in dire need. It cannot be emphasized strongly enough just how important it is to heed the reports and recommendations provided by our Snowman and prevent putting yourself, and potentially everyone else, in danger.



We all may hope this will be our last snow for another few years, but if it isn't please be prepared to stay home and off our roads for perhaps an extended period ... it's just part of mountain living. If for whatever reason you are unable to prepare to stay off our roads for as many days as it takes to make the roads safe for driving, please make plans to stay somewhere other than in Kenmure where you may have access to better driving conditions. Those who do not abide by our Snowman's recommendations could put many others at risk and it just isn't worth it.

(continued)

# Kenmure Property Owners Association

## President's Message (continued)

Great news! For all bibliophagys and puzzlers--our library located in the KPOA office will be reopening soon! Volunteers have built the 500 feet of shelving; the paint has dried and our Library Volunteers are ready to organize over 1,200 books and puzzles on the newly crafted shelves. I want to give a heartfelt shout out to the eight volunteers who gave freely of their time and efforts into designing, building and painting those shelves at absolutely no cost. Thank you also to the many donors who contributed the more than \$10,000 we have received to cover the cost of all the materials needed to complete this project. A special debt of gratitude is due to Nick Weedman as well because he was the catalyst for the fundraising effort.

This spring there will be continued upgrades to the KPOA office including a new ADA ramp as well as a new roof, chimney and gutters. All repairs and improvements done at the office (except for the library shelving mentioned above) have been budgeted and are necessary for the soundness of the structure and the safety of all who utilize our office facilities.

I want to take this opportunity to thank all the 150+ volunteers who give a considerable amount of their time and effort in making Kenmure the best community in WNC to call home. We are always looking for more volunteers to continue in our efforts of making Kenmure better and better each year. Please call any of our Board members or call the KPOA office if you are ready to make a difference in our community.

Be sure to mark your calendar for the Kenmure Country Club Open House, April 23 from 3:00-5:00 pm. KPOA representatives, and many other Kenmure organizations, will be present for a meet and greet to give you an opportunity to get to know us and hopefully find your place to get involved.

Respectfully,

*Brian*



The new ADA ramp at the KPOA office will be ready for use once the library is reopened. It will be a matter of installing the shelving and then our dedicated volunteers restocking the more than 1200 books and puzzles--no small task for sure! currently stored in boxes



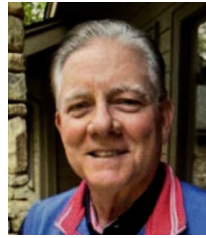
Dave Hampton (foreground) and Bob Winans are hard at work on the shelving for the KPOA Library to make sure they will be the quality product our community has come to expect from our volunteers. Of course, they are just two of the many volunteers who have put an enormous amount of time and effort in the office makeover saving us a tremendous amount of money in the process.

# Kenmure Property Owners Association

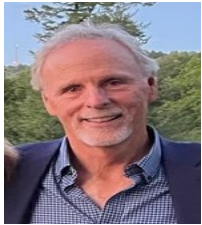
## 2025 KPOA BOARD OF DIRECTORS



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



**Bill Robins – Vice President,  
Director - Community Relations**  
409-267-7145  
[directorcommunityrelations@kenmure.org](mailto:directorcommunityrelations@kenmure.org)



**Dan Rosser - Director  
Road Maintenance**  
562-852-3618  
[directorRMC@kenmure.org](mailto:directorRMC@kenmure.org)



**Jim Hutchison -  
Director Security**  
707-495-0035  
[directorksc@kenmure.org](mailto:directorksc@kenmure.org)



**Bill Daleure - Director  
Architectural Review**  
704-995-4981  
[directorkarc@kenmure.org](mailto:directorkarc@kenmure.org)



**David Goins –  
Director EMC**  
252-916-4939  
[directorEMC@kenmure.org](mailto:directorEMC@kenmure.org)



**Clark Irwin –  
Director KPOA Services**  
202-285-9515  
[directorservices@kenmure.org](mailto:directorservices@kenmure.org)



**Erich Ramp –  
Corporate Secretary**  
[corpsecy@kenmure.org](mailto:corpsecy@kenmure.org)



**Dale Seekely -  
Treasurer**  
678-773-5586  
[treasurer@kenmure.org](mailto:treasurer@kenmure.org)



**Heather Childers -  
Recording Secretary**  
407-230-7818  
[recordingsec@kenmure.org](mailto:recordingsec@kenmure.org)



**Vicki Altmeyer –  
Asst. Treasurer**  
(non-Board member)  
203-249-1444  
[kpoaaccounting@kenmure.org](mailto:kpoaaccounting@kenmure.org)

Looking for more details on each committee or want to find your place in Kenmure? Go to [www.kenmure.org](http://www.kenmure.org), click on the bars in the upper righthand corner, click on Board & Committees. Click on each committee's link for specific details. The list of committee members may be found by clicking on General Information.

# Kenmure Property Owners Association

## TREASURER'S REPORT

At the end of 2024, after 6 years of waiting, KPOA received payment of all past due assessments, penalties and interest from the only past due property owner brings all accounts current through 2024!!!

The 2025 annual assessments (aka, "dues" but NC calls them assessments) were emailed to all property owners on December 27<sup>th</sup> of 2024. If you have been unable to locate that email just do a "search" for an email from Kenmure Property Owners Association and you should find it. If you can't locate it, just email [treasurer@kenmure.org](mailto:treasurer@kenmure.org) and I will send you a copy. And just a reminder...your payment is due on or before February 15<sup>th</sup> (2025) to avoid any late fee or interest charges. Your payment can be mailed to PO Box 0955, Flat Rock NC 28731 or dropped off at the KPOA office.

Assessments area as follows:   1. Home Assessment (including the lot) - \$1,783  
  2. Lot Assessment (no home on lot) - \$1,337

As Brian mentioned in his President's Message elsewhere in this newsletter, damage to culverts, drainage and the right of ways from the 2024 September hurricane was significant. Clean-up and repairs are on-going with costs exceeding \$100,000 and counting. The amount needed is not, as yet fully determined but will become clearer as we progress through the year. To-date, the KPOA has been able to absorb these costs using monies proactively and prudently set aside to handle such emergencies. I am pleased to report to our members that as of January 1<sup>st</sup>, we have over \$1,800,000 in additional reserves available should costs continue to increase, or should we have any unforeseen weather-related damages in the future.

**Dale Seekely,  
Treasurer**

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## KPOA RULES & REGULATIONS

Are there do's and don'ts for living in Kenmure? What are they and where do you find them you ask? All of the R/R's can be found at Kenmure.org right on the first page...easy peasy...so you will never be in the dark about doing the right thing! Below are a few questions you may have asked yourself from time to time...and just to be fair, the answers are provided as well (sort of...you may have to search for them if you don't know them already).

Q. Is there a rule regarding the removal of trees located in the rear of my property that are blocking our mountain view? A. Yes. Find the answer under the Rules & Regs, #13. TREES, page 7.

Q. There is a lot of underbrush, etc. that needs to be cleared from my property; I plan to gather a pile and burn it one day soon...is that a problem? A. Yes that is a definite problem...see Rules & Regs, #24 FIRES, page 9. (Also see the EMC article elsewhere in this newsletter regarding wildfires.)

Q. My lot does not have sufficient parking when I have a party, overnight guests or if I am having contractors working inside or out...are there rules about where I can park? A. Yes, there definitely are rules...see Rules & Regs, #19. OFF-STREET PARKING, page 9.



# Kenmure Property Owners Association

## HAVE YOU MISSED CRITICAL ALERTS?

As always when we have emergencies or inclement weather, our road and driving conditions are communicated to residents, occupants and long-term renters by the KPOA Snowman through the Kenmure Alert Emergency Management System(Blackboard/FirstSiteConnect) via emails, text messages and phone calls. And that system was well-used during the recent snowstorm in January, as well as the activation of KPOA 's Email Alert system to advise of delayed trash and Christmas tree pickup dates, along with office closings due to hazardous road conditions.



Much to our dismay, our volunteers in the KPOA office were notified by several residents that did not receive one or both systems' alerts during the storm and its aftereffects. Our subsequent investigation revealed that some residents had either inadvertently or perhaps knowingly unsubscribed from one or both systems.

There is no question most of us receive far too many emails every day—and many of them are simply unwanted. However, please be attentive to not opt out of KPOA or Kenmure Alert emails because doing so may prevent you and other members of your household from receiving critical alerts sent for your safety and well-being. The alerts may include traffic safety, downed trees impeding traffic flow, weather and other road-related issues, road closings, construction delays or even something as mundane yet important as trash/garbage matters. But all alerts are vital to residents for one reason or another, and we do not want any of our residents to be uninformed.

If perhaps you determine you are not subscribed to the systems and wish to sign up, below are the details on how to do so. Of course, should you have any questions, you can always contact the KPOA office at [kpoaoffice@gmail.com](mailto:kpoaoffice@gmail.com).

### ALERT SYSTEMS:

1. Kenmure Alert Emergency Management System:

If you did not receive the Kenmure Alert Emergency Management emails, texts or phone calls, please contact Susan Boland at [sjbkoinc@gmail.com](mailto:sjbkoinc@gmail.com). Susan can resubscribe you to this system. You will need to provide her your current cell phone number, home phone number (if you have one), and email address.

2. KPOA Email Alerts using the Breeze Management System:

For KPOA Email Alerts, you must re-subscribe from your own email address. Please follow the process below by first creating a new email, then:

- **Address it To:** support@breezechms.com
- **Subject matter:** Request to Resubscribe
- **From:** Enter Your Personal Email Address (ex., bobbarker34@gmail.com)
- **In the Body of the Email, type:** "Hello, please resubscribe me to KPOA Breeze emails. Thank you, ( \_\_ sign your name \_\_ )"
- **Then click on SEND.** You will receive a confirmation email that Breeze has received your request (it may take 2 to 4 business days for your re-subscription to be processed).

Also, KPOA has provided very detailed, helpful information entitled Being Prepared for Winter Weather on our website [www.kenmure.org](http://www.kenmure.org), click on the bars in the upper righthand corner, then on the KRMC link, scroll down until you see "Snowman's Letter to Residents 2025."

# Kenmure Property Owners Association

## ARCHITECTURAL REVIEW COMMITTEE (KARC)



Realizing many residents suffered damages to either home or property due to the hurricane or possibly the January snowstorm, the KARC wants to remind you our committee stands ready to respond as quickly as possible to every request because we understand many of your needs are urgent ones.

Please keep in mind all exterior projects on your home or property must be reviewed and approved by KARC to ensure compliance with KPOA's rules and regulations. Below is a brief overview of KARC's responsibilities, information on where to access the necessary forms as well as the procedures to follow:

*All exterior projects on your home and property must be reviewed and approved by KARC for compliance with KPOA rules and regulations. This includes alteration projects, such as room additions, replacement windows or doors, fences, paint colors, roofing, lighting, awnings, generators, and satellite dishes; tree removal, tree trimming and brush removal; and landscaping projects of more than 250 sq. ft. or involving permanent structures, such as gazebos, walkways, walls or water features.*

For more details, KPOA Rules and Regulations, Policies, Documents and Forms are available on the KPOA Website at [www.kenmure.org](http://www.kenmure.org) and then clicking on the link labeled "Current Rules & Regulations (Nov 2024)". It is important for everyone to be aware the KPOA Rules and Regulations also apply to all condominium and villa/cottage associations within Kenmure. However, the respective association must approve the exterior projects of its residents before KARC approval will be granted. All KARC forms contain a signature line for association approval.

If residents have any questions regarding KPOA Rules and Regulations and/or KARC approval forms relating to exterior home projects, please contact a member of the Architectural Review Committee for guidance. While Committee members are listed in the Kenmure Directory, and also on the "Architectural Review Committee" page found on the KPOA Website, they are listed below for your convenience. Please do not hesitate to reach out to the appropriate individual for any questions you may have.

**KARC MEMBERS:** Ray Liotta, Chair  
Bill Daleure, New Home Construction, KPOA Board Liaison  
Dave Yusko, Recording Secretary  
Joe Neubert – Landscaping  
Jimmy Raleigh – Trees  
Mike Yuskanich – Existing Home Alterations  
Shivani Wright – Paint Coordinator



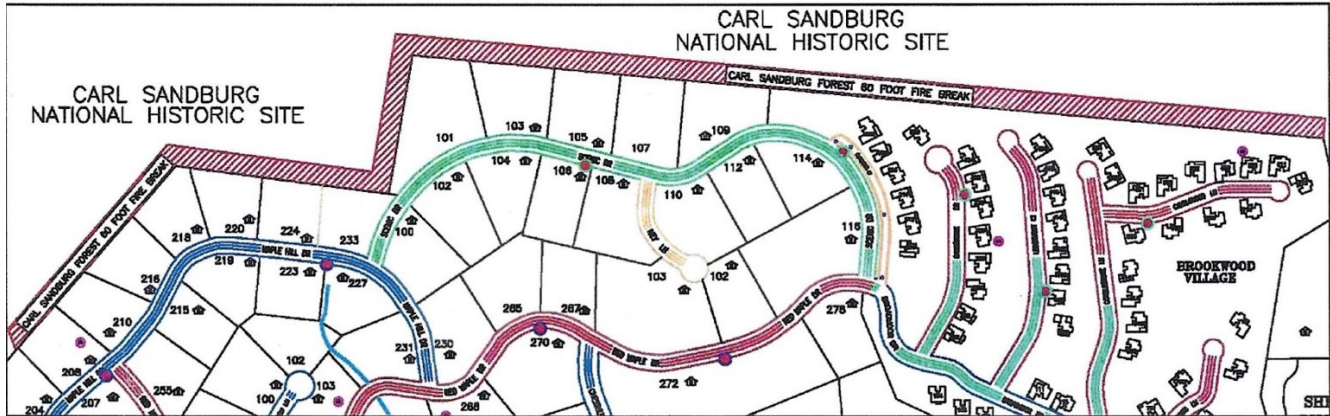
As residents of the community, we understand the need for rapid responses and that is always our goal. Storm related approvals will receive first priority for the immediate future; however, we will respond to all requests in a timely manner as always.

*Ray Liotta, Chair  
Architectural Review Committee*

# Kenmure Property Owners Association

## A GUIDE FOR PROTECTING OUR HOMES FROM WILDFIRE RISKS

Living here in the beautiful mountains of western North Carolina is truly a privilege, but as you know, it also comes with some unique challenges—especially when it comes to wildfire safety. With our dense forests, steep terrain, and dry seasons, it's important to be aware of the wildfire risks around our homes. Whether your property is nestled right against the forest or tucked further back, we all must do our part in protecting our community. For those whose properties border the Carl Sandburg Forest, you might be familiar with the fire break that the forest service maintains. This 60-foot fire break runs along the forest boundary, where crews have removed deadfall, brush, and any small trees under 4 inches in diameter. This buffer zone helps create a little extra protection against wildfire spread. Even if you're not adjacent to the Carl Sandburg Forest, your EMC recommends creating a similar cleared area around your home to help lower your risk. A little extra space between your home and any dense vegetation can make a big difference if a fire does approach.



Sketch of 60' wide x 4,603' long Sandburg Fire Break on the North Edge of Kenmure

Recent weather events have added to our risks this year. The hurricane brought down a lot of trees, branches, and other debris, especially in the wooded areas around our homes. While they might look harmless, these fallen trees and branches dry out fast and create a thick carpet of potential fuel on the forest floor that can turn a small spark into a quickly spreading fire. If you haven't already, take a look around your property to see if there's any new deadfall you can safely clear out, especially near your home and along any buffer zones you've created.

To go one step further, think about making your property "fire-wise." Clearing out combustible vegetation near structures, installing spark arrestors on chimneys, and using fire-resistant building materials can all help reduce risks. Regularly cleaning gutters and using non-combustible materials like gravel near your home's foundation are also great ideas. By working together to stay fire-safe, we can help protect not just our own homes but also contribute to the safety of our entire community and the beautiful, forested landscape we love. Let's stay safe neighbors!

*Ken Drake, Emergency Management Committee*

## WILDFIRE UPDATE and EMERGENCY PREPAREDNESS REMINDERS

Hurricane Helene continues to wreak havoc in WNC as all the downed trees and brush piled on the ground provides easy fuel for wildfires. Henderson County continues to move between abnormally dry or moderate drought conditions with very low humidity; thus resulting in a higher risk for wildfires all around the county.

As of this writing, the Crooked Creek fire near Bat Cave has been contained; however, the North Fork fire near Marion has scorched 350 plus acres and is only 40% contained. We can never emphasize enough how important it is for all residents to be prepared and ready to evacuate should the need arise; and to stay informed through local news outlets for the most up-to-date notices. As we have seen time after time fires can and do move quickly with windy conditions spreading that rapid movement and the dangerous hot embers. You can find details on prevention and preparedness at [www.kenmure.org](http://www.kenmure.org), just click on the EMC link. In addition to safety tips, you will also find evacuation routes and maps to exit gates—learn the routes. When the disaster may be approaching your property line is not the time to be searching for escape routes. And don't forget to arrange with family or neighbors ahead of time if you know you will need physical assistance to evacuate.

*Nancy Ramp, Emergency Management Committee Chair*

# Kenmure Property Owners Association

## WHAT MAKES A GOOD NEIGHBOR?

When first asked why they chose to live in Kenmure, many residents most likely mention it was for the golf or perhaps the gate, and always the beauty of our little slice of heaven on earth. However, ask that question of both long-term residents and those who've been here even after just a short period of time and the first response may be something along the lines of "because of my neighbors" or "I've never lived where everyone was so friendly." Starting off the new year on an upbeat note, thought it might be fun (and enlightening) to conduct a random (and very unscientific survey) on what makes a good neighbor. While most answers are verbatim, some have been summarized and grouped with others who shared the same sentiment. While no one is identified, listed after each comment is the number of years the individual(s) have lived here.

- "Someone who lends a hand when they see or hear you have a need." (4 years, 8 years and 16 years)
- "Someone who comes over to explain the use and care of a generator for someone who has never owned or needed one before...was especially helpful during the recent snow!" (1 year)
- "People who follow the warnings of road conditions and keep our roads open for any emergency vehicles that someone might need at any time of the day or night." (8 years)
- "Someone who is friendly and respects each neighbors privacy." (9 years, 14 years)
- "Someone who "picks up" after their pet--I think everyone appreciates that courtesy." (20 years)
- "People who are intentional in getting to know you." (11 years)
- "Someone who offers to help—whether it's a ride to the airport or just keeping an eye on your property when you travel or will get your mail when you are gone just a few days." (7 years)
- "People who wave whether they know me or not." (15 years, 4 years)
- "A person who is diligent in maintaining their property to retain the beauty we all love about Kenmure, and someone who is as respectful of my property as they are of their own." (17 years)
- "Someone who checks on others particularly if haven't seen their neighbor in a few days." (2 years)
- "Someone who will loan you a tool (e.g. snow shovel) if you don't have one. (4 years)
- "A person who cares enough to share the 'do's & don'ts' of mountain living (2 years)
- "Someone who offers to do something (like blow the snow off of your driveway) without being asked to do so...just random acts of kindness. (12 years)
- "Someone who will stop to chat if I meet them while I'm out walking...and always, those who will wave either on the road or on the golf course." (4.5 years)
- "A person who shows up at the door with freshly baked cookies even though they weren't aware I was having a bummer of a day." (6 years)

There you have it...some thoughts on what makes a good neighbor perhaps spoken by some of your friends or acquaintances in the community. While unscientific for sure, there does seem to be a pattern...it's just the little things...though some might take a little more effort than others...but simple, random acts of kindness make a real difference day in and day out. Mr. Rogers may have said it best, "Whether we are giving or receiving help, each one of us has something valuable to bring to this world. That's one of the things that connects us as neighbors—in our own way, each one of us is a giver and a receiver. I've always wanted to have a neighbor just like you!" May that be true of each one of us.

### KENMURE/RED CROSS BLOOD DRIVE REMINDER

The date for the annual Spring Kenmure blood drive is May 14<sup>th</sup> in the Charleston Room at the Club, beginning at 12:30 p.m. and ending at 5:00 p.m.. Mark the date on your calendar! Just one pint can save up to three lives...so make your plans now to be a lifesaver!

Giving = Living



### SNOWMAN ALERT

Even though it may feel as if Spring is just around the corner, there is always the possibility of more inclement weather that may impact travel within Kenmure. The KPOA Snowman's pertinent information you need to know should we have another Winter (or even early Spring) snow can be found at [www.kenmure.org](http://www.kenmure.org), click the KRMC link and then click on 'Snowman Letter to Residents 2025.'