KENMURE PROPERTY OWNERSASSOCIATION

KPOA Office: 10 Kenmure Dr. 828-692-2346 Office Hours: 1:00 – 3:00 p.m., Monday – Friday

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PRESIDENT'S MESSAGE



This is my favorite time of year! The lush green tapestry of WNC is slowly turning into the vibrant hues of autumn. Kenmure's picture perfect setting amongst the mountains makes outsiders envious. We are very fortunate to call this tranquil place our home.

What a difference from 12 months ago! The board and committee chairs' wishes have come true, with no major storms impacting our area and a moderate climate throughout 2025. This has allowed us the opportunity to catch up on the damage created by Helene. I want to thank everyone for the

support, efforts and teamwork in putting Kenmure on a successful path forward.

We are financially sound due to the guidance of our treasurer, Dale Seekely, and the diligence of the board and chairs to manage our operations in a prudent fiscally responsible manner. All major damage has been repaired except for a few culverts still needing work. Our Road Maintenance Committee has a handle on expected expenses to finish those concerns with the appropriate funding to complete the projects. Our reserves took a significant hit, but barring any future weather catastrophes, the board has begun plans to replenish those reserves next year.

Kenmure has been fortunate to have Dale as our treasurer the past 7 years. He has provided sound fiscal judgement and direction to the board and committees as well as served as a voice of reason at the board meetings. I'm sorry to say Dale has decided to step away from the treasurer's position at years end. Please give Dale a warm THANK YOU and a gracious appreciation for his services to the Kenmure community next time you see him. As announced at our mid-year meeting, Charlie Parks has stepped forward and will resume Dale's duties as the 2025 calendar year unfolds. Dale and Charlie have been working for a couple months on the transition and the board is pleased with the addition of Charlie to the board as our new treasurer.

November is the time for KPOA board elections. This year we have two positions open. We are fortunate to have board members wanting to continue their service to the community as well as new candidates that wish to bring their experience and energy to the board. I encourage every Kenmure resident to thoroughly review the candidates bios elsewhere in the newsletter and even reach out to each candidate to discuss their thoughts and passion to successfully move into this three-year commitment.

Last year the Elections Committee pushed everyone to use the electronic voting method instead of manual ballots. This was a huge success with the majority of votes being submitted electronically. Using electronic voting is more efficient and greatly reduces our costs. For those who don't feel comfortable voting electronically, the Elections committee will have voting booths set up at the KPOA office on November 8th and 22nd from 10 a.m.-- 2:00 p.m. I would urge as many of you who prefer to vote in person to do so on that first Saturday (11/8)—the more votes we can tabulate electronically, the fewer ballots we'll have to mail which will significantly reduce our costs since postage rates continue to escalate.

Amazon shoppers beware when ordering--please make sure you "<u>DO NOT</u>" request early morning (4-7 a.m.) delivery. The guards will not let deliveries through our gates that early. Unfortunately, the GPS used by independent drivers for Amazon for those early morning deliveries directs the driver to our Argyle gate. We have found over 20 packages left on the ground by that gate over the past few weeks.

The holiday season is fast approaching and there is a special occurrence brewing. Residents of Kenmure in coordination with Kenmure Country Club, will have a special Tree lighting of the huge Norway Spruce near the Top Tracer golf complex. Please mark your calendars for the evening of December 3rd, further details will be forthcoming.

The KPOA board, committee chairs and our 140+ volunteers look forward to continuing our efforts to maintain and expand on keeping Kenmure the best place to live in WNC. We look forward to seeing many of you at the KPOA annual meeting on December 9th beginning at 5:30 p.m., at the Kenmure Country Club.

(continued)

President's Message (continued)

As we near the end of another year, I would be remiss if I did not take a moment to thank all of our volunteers for their tireless efforts and all of our residents for your tremendous cooperation in every KPOA endeavor. Someone once said the greatness of a community is most accurately measured by the compassionate actions of its members...and that may be the key to why Kenmure is such a great place to live...thanks to each of you.

Even though local merchants have been displaying holiday decorations for some time now, I hope I am the first to wish you the happiest of times with family, friends and the Kenmure community.

Always...with an attitude of gratitude,



WELCOME OUR NEWEST RESIDENTS!

Now that we are moving into the colorful and cooler fall season with the hot days of summer hopefully behind us, it is the best time of the year to be out and about enjoying all our community has to offer. Whether you are enjoying all the sports activities, or participating in any number of social gatherings, parlor games, etc., you just may encounter our newest residents at any time so be sure and give them a warm Kenmurian welcome when your paths cross.

Below is the list of new owners who have moved to Kenmure over the last five months, along with the date they were added to the KPOA community:

John & Susan Goger	May 13
Robert & Pamela Lehman	May 15
Peter Hegeman & William Collins	June 10
Carlos Rivera & Eugene Moore	July 25
George & Donna Brombacher	August 8
Al & Nancy Crake	August 18
Richard & June Bowles	August 28

If you'd like to see the list of those who moved to Kenmure January thru April, just go to www.kenmure.org, place your mouse on the KPOA Board and Committees at the top of the page and then scroll down to KPOA Newsletters – there you will find the latest edition as well as archived editions back to January, 2015.

ARE YOU BEAR-LY LIVING?

With the number of black bear sightings seemingly on the increase, KPOA has posted an Advisory Article on the www.Kenmure.org website with some important information and links where you can learn more about co-existing peaceably with them, what to do (and not do) if you encounter one or more and other helpful hints. Please take the time to learn more about our four-legged furry residents. In addition to the advisory article, here are a few things to keep in mind for the next couple of months: bears may be awake and searching for food up to 20 hours a day before their long winter's nap; some bears no longer take that nap if there is a dependable food source available--don't feed them; bears are typically more active at dawn or dusk as they forage for food so they may cross the road more often so stay alert while driving and if you have a passenger you might put them on wildlife watch; always keep dogs leashed when out walking; carry bear spray, know how to use it; and one last important point—leave your earbuds at home so you can hear them if they are nearby and periodically make noise so bears can avoid YOU!

There are several entertaining videos of wildlife in Kenmure posted on the KPOA website's Critter Report. You'll find those under Resident Info on the website. Check'em out! Living in the mountains gives us almost a daily opportunity to experience nature...some of it to enjoy and some to avoid!! It is incumbent upon us to educate ourselves and know which is which.

VOTING AND ANNUAL MEETING

ANNUAL MEETING Dec 9, 2025

Our Kenmure community is a remarkable success story. We enjoy distinctive, well-built homes in a beautiful, wooded mountain setting, over twenty miles of well-maintained roads with carved wooden street signs, security officers who monitor our entrance and patrol neighborhoods, garbage collection, common area lawn service, winter road

plowing, plus our own office building and library. All while maintaining excellent financial stewardship. What surprises many outside our community is that **volunteers make it all possible**—from office staff to committee members to our Board of Directors. Volunteers are truly the backbone of our home.

<u>2025 Board Election:</u> This year two Board positions need to be filled, as Dan Rosser and Bill Daleure complete their current terms at the end of the year. We're grateful for their dedication and service to our community.

Meet Your Candidates: Our candidates are Douglas Moe, Bernard Filipiak, Bill Daleure and Dan Rosser. Please read the biographies included in this newsletter to acquaint you with these wonderful candidates.

Three Ways to Vote this Year:

- Online Voting --You'll receive email instructions to easily access your ballot and cast your vote online, plus
 optional proxy assignment details.
- In-Person Voting--Kiosks will be available to cast your vote and assign proxies at KPOA office on: Saturday, November 8^{th} and Saturday, November 22^{nd} Hours: 10 a.m. 2 p.m. both days
- Mail-In Voting--Paper ballots and proxies will be mailed only to property owners who do not respond to electronic communications by November 12th. Paper ballots must be returned to the Election Committee by December 3rd to be counted.

New Board members will be presented at the KPOA Annual Meeting, December 9th. The meeting notice, agenda, and proposed 2026 budget will be sent electronically.

Important: Please return your proxy to ensure we have a quorum for the meeting. If you attend in person, your proxy will be revoked, and you can vote directly on:

- 1. Approving the 2024 Annual Meeting Minutes
- 2. Ratifying the 2026 KPOA budget

Note: Proxies apply only to meeting quorum and meeting votes—NOT Board election voting.

KENMURE WINTER RESIDENCE ALERT

If you have a winter address but want voting materials sent to your Kenmure address, contact the Election Committee by **November 7th**. Mail-in voting materials will be sent around November 12th. If you have any questions regarding the election, voting procedures, etc., you may contact the KPOA Election Chair, Fred Balling at <u>elections@kenmure.org</u>.

KPOA Board Candidates

The four candidates running for the two Board positions to be filled submitted answers to a KPOA questionnaire to allow you to better know them, their background and the talent they bring to serve on the KPOA Board. Their answers are on this page and the next. Should you wish to know more about the candidates, please feel free to reach out to each one of them with your questions.



Bill Daleure

Q. Provide a brief background of your experience and skill set. A. Graduating from Purdue University with Mechanical Engineering degree and specializing in rocket and space propulsion systems, I worked on the Saturn Moon Project with McDonnell Douglas Missile and Space and Apollo 11 the first flight to land on the moon. I then explored other endeavors until I found my calling, Residential Real Estate Development. For 43 years I have built high rise condominiums from Atlantic City, NJ to Gulf Shores, AL. and developed over 25,000 home sites in the Charlotte, Raleigh, and Nashville metropolitan markets. In the development of new communities, I established dozens of new homeowner associations serving as president of each, am familiar with the regulations that govern them, managed all aspects of the associations and trained homeowners how to manage the association in preparation of transferring control. I served as the President of Crosland Land Develop Company until forming my own firm

Avant-Garde Real Estate Consulting Inc. in 2010. **Q. Describe your volunteer experience including within the Kenmure community. A.** I am currently serving my third year on the KPOA Board and seventh year on Kenmure's Architectural Review Committee responsible for approving and tracking new home construction. **Q. How long have you lived in Kenmure? A.** My wife Linda and I moved to Kenmure 10 ½ years ago from Charlotte, NC. **Q. What are your objectives and priorities if you are elected to the board?** A. Continue Kenmure as the premier community in WNC through, maintaining high design standards, assisting all owners in working through the new home approval process, budgeting to maintain the annual dues as low as possible and solving problems as presented to the Board. I would like to continue as your representative on the KPOA Board using my experience to improve our community. **Q. Is there anything that could be considered a conflict of interest? A.** No. **Q. Is there anything else that you would like to share with your fellow residents? A.** Other service to my community has included President of Grace Lutheran Hendersonville and Saint Mark's Lutheran Charlotte, Charlotte Habitat for Humanity Board, Charlotte Chamber of Commerce Executive Committee and Loaves and Fishes Board.



Doug Moe

Q. Provide a brief background of your experience and skill set. A. I worked for 10 years as a CPA with one of the big national accounting firms. Then I became Treasurer & CFO of the Pennsylvania Manufacturers Association and its related insurance companies. The PMA was active in Pennsylvania politics. The insurance operation was the largest Worker's Comp. insurer in the state and serviced most of the Mid-Atlantic. We had close to a billion in revenues and over 3 billion in assets. I retired from there in 1996. Q. Describe your volunteer experience including within the Kenmure community. A. I served as president of the Philadelphia Chapter of the Financial Executives Institute. I was active in our church in Radnor. I served as an official in the local swim league. Shortly after moving to Kenmure, I volunteered for KARC. After a bit, the KPOA treasurer persuaded me to replace him and I served as KPOA treasurer for 6 years. Q. How long have you lived in

Kenmure? A. 14 years as a full-time resident. Q. What are your objectives and priorities if you are elected to the board? A. Kenmure is a wonderful place to live. Some of the reasons why are because it is very well maintained, has building & grounds standards that are enforced, provides first class services like our trash removal and security guards and does not allow deforestation. The KPOA Board is responsible to keep Kenmure a wonderful place and I would like to help in that effort. Q. Is there anything that could be considered a conflict of interest? A. No. Q. Is there anything else that you would like to share with your fellow residents? A. KPOA is run by an army of volunteers. Being one helps one feel a part of the community. I want to feel that way and I encourage you to consider joining in too.

KPOA Board Candidates



Bernard Filipiak

Q. Provide a brief background of your experience and skill set. A. My wife, Patricia, and I moved into our home at 312 Kenmure Drive in early 2025 following a transition from our residence of 12 years in Asheville. Prior to that, we lived in Michigan, Colorado and Europe. I have a degree from Rensselaer Polytechnic Institute and an MBA from the University of Denver. I am also a licensed Certified Public Accountant. I was a Captain in the United States Air Force serving with NATO in Spain and Italy. I had a long business career in many financial disciplines across various sectors to include international Petroleum Exploration & Development, Real Estate Development, Public Utilities, and Property & Casualty Insurance

where I served as the Controller. I have expertise in financial/operational analysis, budgeting/forecasting, treasury/cash management and systems analysis & design. Q. Describe your volunteer experience including within the Kenmure community. A. Since my retirement, I have been a member of SCORE for the past 11 years where I continue to provide mentoring/counseling to small business owners as well as presenting seminars on the requirements for starting and operating a successful small business. During my residence in the Asheville area, I served as the Treasurer of my HOA for 4 ½ years. In that position, I established controls over cash management and implemented a capital expenditure planning process. I also became very familiar with the North Carolina Planned Community Act and its requirements. Q. How long have you lived in Kenmure? A. Less than a year. Q. What are your objectives and priorities if you are elected to the board? A. My desire to serve on the KPOA board will be founded on providing stewardship of the community's assets and natural beauty. I will also encourage use of the concept of continuous improvement in order for the members to get the best value for their dues through operational efficiencies. I intend to offer responsible direction from above as well as get my hands dirty providing the work needed at the committee level. I believe that my education and experience offer the community a valuable perspective toward maintaining and growing the value of Kenmure. And I hope to listen to all of your ideas for making this community even better in the future.

Q. Is there anything that could be considered a conflict of interest? A. No. Q. Is there anything else that you would like to share



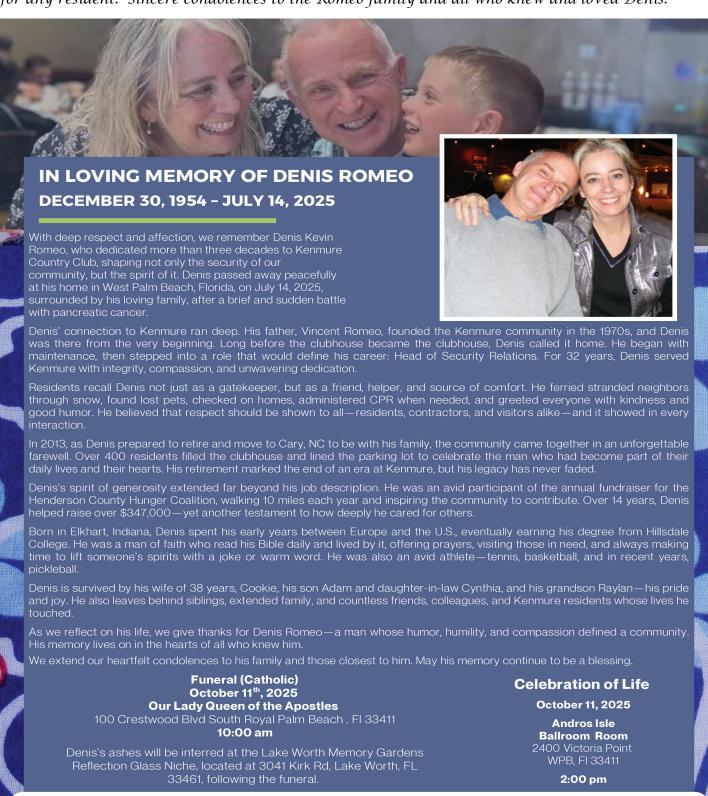
Dan Rosser

with your fellow residents? A. No response.

Q. Provide a brief background of your experience and skill set. A. I'm pleased to announce my candidacy for the KPOA Board. My background includes 29 years of management and financial planning for a Fortune 200 corporation in the Aerospace & Defense industry. I managed a team of approximately 100 financial managers and analysts across the US and UK in a \$1 billion + profit center. My skills include the ability to assist in financial planning and decision making, build great teams and problem solve. Q. Describe your volunteer experience including within the Kenmure community. A. I am finishing my third year on the KPOA Board. As you may know, each Director has a liaison role back to one of the several KPOA Committees in which we provide, among other things, Board direction and support while ensuring timely two-way

communications. I spent two years as Liaison to the Security Committee during a time in which the Committee and Security contractor, AUS, enhanced virtually all internal processes/products and managed to maintain continuity during the significant challenges driven by Hurricane Helene. This year I am serving as Liaison to the Roads Committee where that team also had to manage those same challenges. Outside activities include support to Henderson County Mountain Aging Partners, Meals on Wheels, Senior Companion and Friends of DuPont Forest. **Q. How long have you lived in Kenmure? A.** 4.5 years. **Q. What are your objectives and priorities if you are elected to the board? A.** The Board's fiduciary responsibility is paramount, and I will challenge every discretionary expenditure with the goal of maintaining the lowest fees possible while keeping the quality of life we prize top of mind. I will pursue continued enhancements to community safety, ensure our road and common areas/structures are maintained appropriately while maintaining the community's natural beauty. **Q. Is there anything that could be considered a conflict of interest? A.** No. **Q. Is there anything else that you would like to share with your fellow residents? A.** My background provides me with a broad skill set that will continue to serve the residents well. Geri and I love everything about Kenmure and wish to see it thrive and remain one of the most desirable places to live in WNC.

In honor of the Romeo family and the gentleman who took care of Kenmure and its residents for more than three decades, below is the loving tribute to Denis—Kenmure's first Security Guard who is remembered for his faithful service, cheerful personality and willingness to always go the extra mile for any resident. Sincere condolences to the Romeo family and all who knew and loved Denis.



Click here to view the obituary

For those who wish to send anything to the family in support during this time:

Cookie Romeo 8405 Staniel Cay West Palm Beach, FL, 33411

IT'S THAT TIME OF YEAR....AGAIN!

Here are just a few reminders as we enjoy the beauty of Fall....

• <u>September is Emergency Preparedness month</u>. If you have not prepared your "go bag," or a list of items to consider taking with you should an evacuation become necessary, please go to our KPOA website (www.kenmure.org) where you will find an Emergency Preparedness list posted website under the Emergency Management Committee (EMC) tab. Below is the link: https://kenmure.org/wp-content/uploads/2024/01/Evac-Disaster-Preparedness-List.pdf

In the event of an evacuation, being prepared will aid you in being able to leave quickly and will also ensure you have all the essential documents, medicines, supplies, etc., necessary in the unlikely event of a lengthy stay elsewhere.

• Fall clean up and wildfire prevention:

- ✓ According to the Henderson County Fire Marshall, the prime times for wildfires occurring in our area are spring and fall.
- ✓ Check to see that your gutters and roof valleys are free of debris, leaves, pine needles, etc.
- ✓ When raking or blowing your leaves and picking up small brush or twigs, dispose of them properly. Do not leave them in piles in your yard or in the right of way.
- ✓ Keep in mind that burning leaves and brush is never allowed in Kenmure.
- ✓ If you have firewood be sure you stack it at least 30 feet away from your house.
- Planning to do some landscaping this fall or spring? Become familiar with the contents in the
 "Fire- Resistant Landscaping in North Carolina" pamphlet posted on the KPOA website under the EMC
 tab. https://content.ces.ncsu.edu/fire-resistant-landscaping-in-north-carolina
 In the pamphlet you will find a number of ideas in regard to fire-resistant plants and shrubs that you
 may be interested incorporating into your landscaping project.
- Want to learn more about Wildfire and Safety? Please visit the KPOA website and search under the EMC tab for the Wildfire/Safety tab. There you will find various articles, website links, etc., to inform you of the wildfire and safety guidelines and helpful hints for mountain living. https://kenmure.org/kpoa-information/emergency-management-committee/#WildfireFireSafety

Your Emergency Management Committee has placed a wealth of information on the EMC link at www.kenmure.org We urge you to use the tools provided and become as aware as possible of safety guidelines for mountain living.

Nancy Ramp KPOA Emergency Management Chair

Illegal Activity in Kenmure?

Probably not. However, if you proudly display the Flag of the United States of America and aren't following the National Flag code, you might be breaking the law. There are a number of flags permitted to fly in Kenmure but "Old Glory" is the only one that has its own Flag Code—deemed a federal law in 1942--detailing specific ways to display and respect it. Before listing some of the do's and don'ts, did you know the original flag,



created in 1777, has undergone 27 design versions? Though the design has been portrayed differently over the years, the stars and stripes have remained unchanged through each version. In 1959, there was a contest for a new flag design that would represent how the country had grown. The current 50-state flag design was submitted by a 17-year-old and chosen by President Eisenhower from over 1,500 other submissions. Thus, the design we fly today is the longest running iteration of our American pride and the freedom we hold dear.

While the Ragged Old Flag may have been a hit recording for country music icon Johnny Cash, a flag beyond repair is never to be displayed anywhere. The proper disposal for our flag is to burn it and its ashes buried, and since there is no burning in our community you should contact the local VFW or a fire station for help if you have a U. S. Flag in poor condition. Below are important do's & don'ts for displaying a U.S. Flag:

- Traditionally should only be displayed from sunrise to sunset; with <u>proper illumination</u> can be displayed at night IF the flag light is a dedicated light source ensuring the entire flag is visible and free from shadows (not streetlights, porch lights, etc.)
- Avoid subjecting the flag to harsh weather conditions at all times.
- When hanging vertically the blue union should always be in the upper left position.
- If not displayed on a staff, should be suspended where its folds fly free; when displayed on a wall, horizontally or vertically, the union stars should be in the flag's upper right hand corner.
- When displayed in a window ensure the union stars are to the left of an observer in the street.
- The flag should never touch the ground, floor, water or anything beneath it (chairs, swings, porch railings, etc.)
- Do not fasten it or tie it back, it must always be allowed to fall free.

More than just the cloth or the colors or the stars we see, Old Glory is a representation of our country and embodies the principles, history, those who have fought and died for our freedoms and the people who make the United States what it is. The Flag is a symbol of our nation's freedom and while we are patriotic, let's strive to respect and honor—legally—all she has symbolized from our nation's very beginning.

Kenmure Residents Save Lives!

More than 35 residents were credited by the Red Cross for giving 42 pints of blood at the September blood drive. Combined with the 36 pints donated in May, Kenmurians donated a total of 78 pints of blood this year alone and no doubt helped save countless lives! Congratulations to all the donors along with Wayne Orchard, coordinator; and volunteer workers Anne Hobbs, Charlotte Bryant, Deana Mayfield and Susan Boland for their tireless efforts in taking care of all the details and the volunteer donors as well.

One Stop for All KPOA Information

Where does a resident go to buy/sell/trade almost anything, get recommendations for any type of homeowner services, read all the Rules & Regulations for living here, find the list of KPOA Board members/Committee members, volunteer opportunities, read the latest Board meeting minutes and stay abreast of all KPOA activities? It's just one click to get there and you can browse for all things KPOA, including archived newsletters! Just go to:

www.kenmure.org

On December 3rd, Kenmure Will Begin Shining Brighter for the Holidays!!!

Thanks to the generosity of so many Kenmurians, what began as a hopeful vision has become a glowing reality and sure to be a beloved tradition for years to come. This holiday season, a stunning 40-foot tree will shine brightly at the heart of Kenmure, symbolizing not only festive cheer but also the unity and spirit of this special community and will welcome all who celebrate the many traditions that make this time of year so meaningful. Mark your calendar -- DECEMBER 3rd, for the Inaugural Kenmure Tree Lighting celebration and plan to gather, light up the night. and make joyful memories with friends and neighbors.

