

KENMURE PROPERTY OWNERS ASSOCIATION

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

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www.kenmure.org

PRESIDENT'S MESSAGE



As we begin this new year, I want to reflect on what we accomplished together in 2025 and share a look ahead at what's coming in 2026. Kenmure continues to thrive because of the dedication of our volunteers, staff, and engaged residents, and I am grateful for the collective effort that makes our community such a special place to call home.

The past year presented its challenges, most notably the damage caused by Hurricane Helene. Thanks to tremendous coordination and hard work, repairs and cleanup were completed efficiently and thoroughly. This included cleaning and repairing culverts throughout the community, rebuilding Woodglen Court, and reconstructing the intersections at Tarnhill and Kenmure, as well as Red Maple and Chestnut. Road shoulders across Kenmure were secured and patched to restore safety and appearance. We also completed a full renovation of the KPOA office. This project included a new roof and gutters, along with volunteer-led efforts to rebuild and refresh the library—an excellent example of Kenmure residents stepping up to enhance our shared spaces.

Several important initiatives are planned for the coming year. Our biannual road repaving project will begin soon; additional details can be found in the RMC section of this newsletter. We will also begin the first steps toward remodeling the Gate House, including evaluating and potentially implementing new technologies to improve efficiency and functionality. In addition, we will continue analyzing our data systems with an eye toward restructuring information management and communication tools to best meet the future needs of Kenmure.

I would like to thank Dan Rosser and Bill Daleure for their continued commitment to Kenmure and congratulate them on being elected to serve another three-year term on the KPOA Board of Directors. On behalf of the entire Board, I want to extend our heartfelt appreciation to Wayne Orchard who is stepping down after many years of dedicated service as our KPOA Webmaster. Wayne is the epitome of a “silent volunteer”—someone whose behind-the-scenes efforts have made a lasting impact with little fanfare. His work in building and maintaining Kenmure’s website has been outstanding. Please be sure to thank Wayne when you see him and let him know how much his dedication has meant to our community.

We are pleased to welcome Kyle Hoyt, who has stepped forward to assume the role of Webmaster. Kyle brings a wealth of experience to this position, and we look forward to seeing him flourish. I am also delighted to officially welcome Charlie Parks as our new KPOA Treasurer. Charlie was elected by the Board at our December meeting, and we look forward to benefiting from his expertise, insight, and financial stewardship as he becomes an integral part of our leadership team. Their bios can be found elsewhere in this newsletter.

I am delighted Dominion XP has been appointed by the Security Committee and the KPOA Board as Kenmure’s security contractor for the next three years. They began service on January 1, and the transition has been smooth and highly professional. More information about Dominion XP and current security activities can be found later in this newsletter. The Board would like to sincerely thank Bryan Wesselink and the Security Committee for the extraordinary amount of work they dedicated throughout 2025 to bring this effort to a successful conclusion.

(continued)

Kenmure Property Owners Association

President's Message (continued)

While KPOA operates independently from Kenmure Country Club, it is important to recognize Pinnacle Golf Management, which began managing Kenmure Country Club for Mr. Schorr on January 1. Together, we understand the heartbeat of the Kenmure community is its residents—and the beautiful country club and golf course that make our corner of Western North Carolina so special.

As most of you are aware, our KPOA is the largest volunteer organization of any property owner's association in North Carolina. We manage every aspect of this wonderful community because residents care enough to generously give their time and talents for the betterment of all.

My mantra for this year is "simplify and identify." We aim to make our operations as simple and repeatable as possible, while identifying the next generation of committed volunteers to serve on committees and eventually run for the KPOA Board. I especially want to encourage all of our new residents to consider stepping up, getting involved and joining in with your neighbors and friends to keep improving our community year after year. You can learn a good bit at www.kenmure.org and I hope you will visit our site; however, I encourage all residents to please reach out to any Board member or committee chair to share your interests and ambitions and find your place in our community.

Kenmure is a great place to live because of the people who make it so.

Respectfully,

Brian

NEW TREASURER, WEBMASTER APPOINTED BY BOARD

Whenever KPOA needs to fill an opening in our volunteer force, our incredibly capable residents always step forward and offer their time and talents to keep our community running smoothly. With long-time treasurer Dale Seekely's retirement in Dec. 31, KPOA needed another volunteer with proven financial acumen to succeed him. Charlie Parks stepped up to volunteer his expertise and is a great fit for the role. After graduating from Georgia State University, Charlie served as an audit manager for a national accounting firm and later as CFO of several companies for more than 25 years. He and wife Kathy moved to Kenmure in 2024 and are involved in a variety of community activities.



Parks



Hoyt

After veteran KPOA webmaster Wayne Orchard decided to step down, KPOA again found a worthy volunteer to take on those duties. Kyle Hoyt has an extensive background in many technical areas. Schooled in electromagnetic and electrical engineering, he worked for Raytheon Corporation for 32 years, including on a team developing and deploying a networked cruise missile defense system for the Navy. He has also built and programmed small, inexpensive computers. As KPOA webmaster, he plays a key role in keeping our important information fresh and available for Kenmure residents to stay informed. Kyle and wife Becky moved to Kenmure in 2024 and are enjoying all the benefits of WNC.

Kenmure Property Owners Association

2026 KPOA BOARD OF DIRECTORS & OFFICERS



Brian McCormick – President & Director - Records Retention & LRPC
828-782-1774
president@kenmure.org



Dan Rosser – Vice President & Director - Road Maintenance
562-852-3618
directorRMC@kenmure.org



Bill Daleure - Director Architectural Review
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Nancy Ramp – Director Emergency Management
218-368-2620
directoremc@kenmure.org



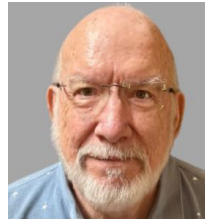
Clark Irwin – Director Community Relations & Insurance
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**David Goins
Director - KPOA Services**
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*** Erich Ramp
Corporate Secretary**
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*** Charlie Parks
Treasurer**
561-601-3309
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*** Heather Childers
Recording Secretary**
407-230-7818
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*** Vicki Altmeyer
Assistant Treasurer**
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kpoaaccounting@kenmure.org

For more details about KPOA committees or if you want to find your place in Kenmure...go to www.kenmure.org, click on Board & Committees. Click on each committee's name for specific details. The list of committee members may be found within each committee's overview.

* Board-appointed Officers (non-voting)

Kenmure Property Owners Association

STAY INFORMED: KPOA ALERT SYSTEMS

The KPOA sends important alerts and notices to help keep you informed and safe. These notices from our committees provide essential information for Kenmure residents. To ensure you continue receiving these updates, please review the information below.

The KPOA uses two email systems to provide essential updates as well as text messaging for critical alerts:

1. **Kenmure Alerts** – Critical alerts about road conditions, emergencies, weather, downed trees, road closures, and safety issues. During severe weather or emergencies, you'll receive emails and may also get text messages and phone calls.
2. **KPOA Emails** – Important community information including office closures, trash schedules, newsletters, and other Kenmure community news.

Why This Matters: Missing these alerts could mean not knowing about hazardous road conditions, emergency situations, or important schedule changes that affect your daily life. These systems are your lifeline to critical information.

Protect Your Connection to Text and Email Alerts:

1. **Add us to your contacts** – To help prevent our emails from going to spam and show your email provider these are trusted emails, save these email addresses to your contact list:

- KPOA Emails: - emails@email.breezechms.com
- Kenmure Alert - email@finalsiteconnect.com

2. If you haven't received alerts, **look in your spam or junk folders** for emails from Kenmure.
3. **Contact the KPOA office if you're not receiving alerts** – office personnel will help you get reconnected:
 - a. For text numbers that were opted out: they will work with our Kenmure Alert System Administrator to re-add you.
 - b. For email addresses that have been unsubscribed: they'll provide resubscribe instructions.
 - c. If they don't have your contact information on file: they will add it.

Don't miss critical information that keeps you and your household safe!

And Remember--Don't Accidentally Unsubscribe!

Privacy note: You can provide your contact information for alerts while still opting out of the directory, if you have concerns about scams or privacy.

Angelique Murphy, Vice Chair
Emergency Management Committee

EMC REMINDER: The KPOA website www.kenmure.org is where you can find winter preparation tips, the Road Committee's detailed guidelines regarding road conditions, etc.—a condensed version of which is in this newsletter as a quick reference. The Emergency Management Committee has also posted several emergency and wildfire information articles, tips and evacuation maps on the website. And, in case you haven't noticed, evacuation maps are located in the back pages of your Kenmure Directory.

Kenmure Property Owners Association

WINTER TRAVEL REMINDERS & GUIDELINES

Detailed Information regarding the guidelines for Kenmure's road conditions during inclement weather may be found on the KPOA website (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. The information below is important to share as often as possible thru every means we have to communicate with each of you to do all we can to ensure your safety and understanding of each Alert you receive. Without question, 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 may be your first winter in Kenmure. We are each 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 here.

As you have been experiencing 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, unless the road material has made certain roads safely drivable for departures/returns to Kenmure.

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](tel: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.

Again, 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 for contractor recommendations or check with your neighbors who may have recommendations on the company they've used in the past.

As time will be of the essence in clearing our roads once Tarheel can access the community, please keep calls to Security or to me limited to only those that are necessary. Your cooperation in being prepared is greatly appreciated, and your cooperation in heeding RMC alerts even more so.

John Selby
KPOA Snowman

Kenmure Property Owners Association

NEW SECURITY COMPANY NOW ON BOARD

Dominion XP, locally owned and based in Fletcher, NC, has been selected as Kenmure's new security team. The Kenmure Security Committee and KPOA Board of Directors spent the better part of last year researching and completing a competitive bidding process for our community's security services contract. Fulfilling our fiduciary responsibility, we requested proposals from several qualified companies and received four detailed responses. After performing extensive diligence and careful evaluation, Dominion XP was selected. We are confident that Dominion provides the best value for the community and ensures that we have a security program that matches Kenmure's uniqueness. Dominion's locally based executive leadership is committed to partnering with the Kenmure community and has completed a seamless transition effective January 1st.

After being selected, Dominion approached all existing officers working here to explore their interest in working for Dominion in similar roles. We are delighted that many accepted employment with Dominion and will remain on-site in Kenmure. Terry Patterson has been assigned as the Dominion XP Kenmure Site Manager. Terry is a Henderson County native, a US Marine Corps veteran and a retired Henderson County Deputy with 32 years of law enforcement service. When the opportunity allows, please extend a warm welcome to the members of the Dominion team.

Timely Reminders

A couple of helpful reminders from the Kenmure Security Committee:

- Be particularly careful of walkers in Kenmure during this time of year since it is dark early.
- Please use the Gate House Solutions software to allow your guests/vendors security gate access. As you know, prior authorization is required so that guests/vendors may be permitted to enter.

*Bryan Wesselink, Chair
Security Committee*

BIANNUAL PAVING PROJECTS SET FOR 2026

As you know from the recent onset of emails and alerts about January storms and potential problems they may cause, the KPOA Road Maintenance Committee (RMC) is fully engaged in communicating with you via text or email alerts immediately as problems arise. In addition to dealing with the heightened seasonal challenges, as time permits the RMC continues its normal duty of monitoring our roadways for needed patches, drainage corrections, canopy and vegetation management, signage, and of course the removal of fallen trees and branches on the roads when necessary.

With the immediacy of texts and emails as our primary communications during the challenges storms can bring and rapidly changing conditions, we wanted to make you aware thru this newsletter of our biannual road repaving plans for this year. As warmer weather approaches we will begin setting our exact schedule for repaving the following roads:

Candlewood Lane, Cobblestone Lane, Highview Drive, Overlook Drive and Winding Meadows Drive.

Other projects for this year include canopy and ROW vegetation work on Tarnhill, Kenmure Drive, Winding Meadows, and Scenic Drive; culvert maintenance and repairs; and correction of excessive drop-offs along ROW and road edges. We will alert residents who will be impacted by the repaving as soon as exact dates are set and we have winter in our rearview. As always, we are very appreciative of your cooperation throughout the year.

*Dennis Boyd, Chair
Road Maintenance Committee*

Kenmure Property Owners Association

ARCHITECTURAL REVIEW COMMITTEE REMINDER

Even though it may seem Spring may never arrive, it will be here soon—and your Architectural Review Committee (KARC) wants to remind you we are ready to respond as quickly as possible to every request regarding any home or property renovations because we understand many of your needs may be 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 by clicking on the Board & Committees link, scroll down to the KARC link and open the document labeled "Current Rules & Regulations (Nov 2024)". You can also find the list of KARC committee members and their area of responsibility on our site; feel free to contact any of the individuals to discuss your project.

Ray Liotta
KARC Chair

WELCOME OUR NEWEST RESIDENTS!

Whenever you are out enjoying any of our sports activities, or participating in any number of the social gatherings, parlor games, etc., you just may encounter some of our newest residents. When your paths cross, be sure to introduce yourself and give them a warm Kenmurian welcome. Below is the list of new owners who moved into Kenmure during the last three months of 2025, along with the date they were added to the KPOA community:

Hunter Rice	10/03	Wayne/Catherine Schreck	10/27
Dennis / Jeanne Rathburn	10/08	David/ Elyse Degen	10/29
Palmer / AnnMarie Hallagan	10/10	Randall White/ Vivian Umbel	11/06
Dan / Wanda Sullivan	10/14	April Ingram	11/13
Mona Von Riedl	10/15	Sasha/ Grace Bubanja	11/19
Ron Marsh / Ginna Gilbert	10/20	Thomas Riegelman/Susan Achinapura	12/15
William Tout/LuAnn Acker	10/24	Robert/Charlotte Barrett	12/17

THE NEW WHO'S WHO BOOK IS COMING SOON

Your copy of this year's Who's Who--aka the 2026 Kenmure Directory--will soon be available in the KPOA office. Watch for the email announcement from the office that will let you know when to pick up the new directory. The directory has a wealth of information other than the list of residents including KPOA, KCC and KNN important names and numbers on the front pages, as well as Evacuation Zones, Gate Maps and 911 aids on the back pages. One free copy will be provided per household, additional copies may be purchased for \$10.00 each (checks only, no cash)

Kenmure Property Owners Association

OH, WHAT A NIGHT!

On the evening of December 5th, Kenmure began shining a little brighter as residents gathered for the inaugural lighting of our Christmas and Seasonal Celebration Tree. Thanks to the generosity of so many Kenmureans—and the support of both KCC and KPOA—the vision of the Tree Lighting Committee came to life in a beautiful, glowing display. More than just festive décor, the radiance of the tree was a symbol of our community's unity, spirit, and shared joy of this meaningful time of year.



Photo courtesy of Nick Rezai

When the switch was flipped, the crowd responded with delighted oohs and aahs, echoing across the Club patio like the wonder of childhood. Neighbors, friends, and families came together to create lasting memories and begin a new tradition that will add to the month of December being such a celebrated and magical time each year in our community.

In addition to the incredibly generous resident's donations, there were a number of individuals who volunteered their time and/or equipment to make the lighting a reality. A huge debt of gratitude to Marilou Reed who led Joe Neubert, Bob Winans and me in installing more than 20,000 lights on the 66-foot Norway Spruce.

We are also deeply grateful to John Pace for donating the use of his company's (Tarheel Paving) 85-foot Boom Lift, as well as Ray Donner who volunteered to operate the lift. The celebration was made even more special by David Goins inviting Jesse Carr, Lead Pastor of Mud Creek Church, to make some brief remarks as well as Mud Creek's Music Directors (Mandy and Jesse) who led us in singing Christmas carols, and then performed a pair of beautiful duets for the crowd. Of course, a huge thank you as well to Aly Vicari, KCC's Event Coordinator, whose attention to detail ensured all the arrangements were just right--and the refreshments were plentiful for all to enjoy. It truly was a festive, beautiful night!

*Ray Liotta, Chair
Tree Lighting Committee*

KENMURE/RED CROSS BLOOD DRIVE REMINDER

The date for the annual Spring Kenmure blood drive is Wednesday, May 20th, in the Charleston Room at KCC from 12:30 to 5 p.m. Save the date on your calendar and watch for the email to register as a donor. If you've never thought you could one day save a life now is your chance, it only takes one pint to save up to three lives!!is

Giving = Living



Weather/Road Conditions Reminder

Throughout the winter, there is always the possibility of inclement weather that may impact your travel to, from and within Kenmure. For more information about our Winter Storm Management as well as KPOA Snowman's pertinent details regarding road conditions, go to www.kenmure.org, click on KPOA Board and Committees, then open the KRMC link where you will find details on each subject matter. Of course, in the event of any storm predictions, please watch your incoming emails for immediate alerts regarding our community.