

# Kenmure Property Owners Association



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The Board's major initiative this year was to gain membership approval of updates to our governing documents – the Declaration of Restrictive Covenants and our Bylaws. It is a project that we worked on for about 18 months. The approval hurdle was high – a 67% positive vote (or 555 “Yes” votes) of all members was required to approve the updated documents. I am happy to report that the updates were approved with 593 “Yes” votes – 95% of the 625 total votes received. The successful outcome was due to a lot of hard work by many volunteers in this wonderful community.

The approved documents have been posted to the KPOA website and can be viewed by clicking on the “KPOA Information” link. We have also printed copies of the updated documents. If you would like a printed copy, please stop by the KPOA office to pick up a copy. If you are a non-resident member and would like a printed copy, please e-mail or call the KPOA office to request a copy and one will be mailed to you.

We have updated and revised several Rules over the past few months. A summary of each Rule change is covered in this Newsletter. A complete, up-to-date version of KPOA Rules and Regulations can be viewed by clicking on the “KPOA Information” link and then clicking on the “Rules and Regulations” link.

With the arrival of autumn, the Election committee is gearing up for the election of new Directors to replace the two outgoing Directors – Rob Freeman and myself. The committee has identified four excellent candidates for your consideration. Their bios can be found within this Newsletter. Your vote is important and there is a reminder inside the Newsletter for those who will be heading south for the winter (no one heads north, do they?) to please let the KPOA Office know when you are leaving and that your secondary address can be used to mail the election package. Results will be announced at the **KPOA Annual Meeting on December 12 at 5pm in the Charleston Room.**

I hope to see many of you at the Annual Meeting. Please do vote in the Director's election. If you cannot attend, please send in your proxy to ensure that we will have a quorum at the Annual Meeting so that we can conduct required KPOA business.

Thanks, Dick Brown  
KPOA President

**Architectural Review Committee**

Roger Musgrove, Chairman  
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**Road Maintenance Committee**

Andy Scott, Chairman  
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**Security Committee**

Don Klug, Chairman  
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# Kenmure Property Owners Association

## **SECURITY UPDATE TO KENMURE RESIDENTS**

Among other things, the Security Committee is responsible for ensuring security and traffic safety in Kenmure. The G4S security staff provides a 24 hour a day presence to accomplish these missions.

The primary role of the G4S force is to provide access control at the Kenmure main gate. Residents can assist security officers through enrolling in, and routinely using, the Kenmure CapSure link on the KPOA website to register family members, visitors, and contractors. If you need assistance please email the KPOA office.

The security officers also conduct routine security patrols and traffic monitoring.

In the past, guards have been willing to provide other small services for our residents. The Security Committee has reviewed this area and has established new guidelines for those services that will be provided at the Gatehouse:

- Accepting envelopes and small packages containing papers and items of nominal values for pickup by an other resident or non-resident (with appropriate identification).
- Accepting and signing for FedEx, UPS and other courier packages when a resident is not home to sign for them.
- Accepting and/or holding house keys for pickup by another resident, visitor, or contractor, with written permission (to pick up/use the key) given to the security guards.

### **Security Guards will not:**

- Accept cash or valuables for pickup by another resident or non-resident.
- Access private residences for **any** reason. Other than the key exchange mentioned above, residents are responsible for arranging access to their homes when they are not at home for

cleaning or repair services. Guards must be notified if you wish to allow service people or family members to have access to your home while you are away.

- Except as specified above, residents should not leave items at the Gatehouse for pickup by another resident or third party.
- Respond to complaints about noisy neighbors or pets.
- Call taxis.
- Respond to requests to eliminate small rodents or snakes, or to remove dead animals from the roadways.

### **Furthermore, Security Guards can not:**

- Give people rides in security vehicles.
- Use the patrol vehicle to jump start cars.
- Capture stray dogs or cats.

Although traffic safety is within the purview of the security officers, it is the responsibility of all Kenmure residents. Our community is a wonderful place in which to live and pursue our interests and hobbies. As we do so, it is important to be mindful of, and practice safe driving habits. In addition to other cars, we share the roads with hikers, bikers, golf carts and pet walkers. The roads themselves can be treacherous as they meander through the mountains, and weather conditions cannot be ignored. Vigilance is imperative. The speed limit for safely traversing these roads is 25 MPH throughout Kenmure, but drivers routinely ignore that limit. Furthermore, some cavalierly coast through stop signs, as if no sign exists, or perhaps it does not apply to them! The Security Committee of KPOA urges you all to heed the traffic control signs and the posted speed limit. Your neighbors will appreciate it!

As a wise person once said, "Drive carefully...it's not only cars that can be recalled by their maker."

# Kenmure Property Owners Association

## **ATTENTION ALL KENMURE PROPERTY OWNERS**

It is important that we know how to contact you!

We need to know where to send your KPOA newsletter, KPOA assessments, special notices send by email or regular mail, Election information and AlertNow notices.

If you are a **part-time resident** of Kenmure, please let us know when you go to your non-Kenmure residence and when you return to Kenmure.

If you add or change any of your **phone numbers**, please let us know.

If you add or change any of your **email addresses**, please let us know.

Some of our mailings are time-sensitive. It is important that we have your current mailing address to ensure that you receive mailings in a timely manner.

This information should be sent to the KPOA Office by email (kpoa@bellsouth.net)

or by regular mail (KPOA, 10 Kenmure Dr., Flat Rock, NC 28731).

Help us help you to stay informed.

## **KENMURE ELECTIONS**

It will soon be November and that means it's time to elect new Directors to the Kenmure Property Owners Association (KPOA) Board. This year there are two Director's positions to fill. Dick Brown who has been the KPOA President this past year, and Rob Freeman who has been liaison to the Road Maintenance Committee will be going off the Board in December.

On behalf of the entire Kenmure community, we thank Dick and Rob for their years of service and dedication to the property owners and this beautiful place we call home.

The KPOA Election Committee is happy to announce that we have a slate of four wonderful candidates, all of whom would be a terrific asset to the Board and to the property owners in Kenmure. This year's candidates for the Board are Van Bell, Jim Heavner, Gene Holland, and Sylvia Tennille.

Ballots and proxy forms will be mailed to all property owners during the first week of November. Property owners will have until December 4, 2013 to return their marked ballot or to vote online by following the directions on the ballot. The two winning candidates will be announced at the KPOA Annual Meeting at 5:00 P.M. on Thursday, December 12, 2013.

Property owners are asked to please complete and return their Revocable Proxy form whether or not they will be attending the Annual Meeting by the 4<sup>th</sup> of December so that we can determine if we have a quorum. If you attend the meeting, your Proxy will be revoked.

Please read the biographies of the candidates included in this newsletter so that you can make an informed choice when voting. Again, we thank these four candidates for agreeing to run for the KPOA Board.

If you will not be at your Kenmure address in November when the ballots are mailed, **please notify Rosemary Mulcahy, 693-7283, or Kathy Meersman, 698-6586 of your correct mailing address.** Thank you and be sure to vote!

The KPOA Election Committee

# Kenmure Property Owners Association

## Van Bell

My wife, Vicky, and I have been residents of Kenmure since 2006, having moved here from Sao Paulo, Brazil. Career wise, with a BS in Chemical Engineering, and an MBA, I worked for Monsanto Company for 38 years. This was interrupted by the U.S. Army where being drafted and then receiving an officer's commission thru the OCS program, I served a total of 4 years at multiple USA and world locations. With Monsanto, my career involved responsibility for various sized worldwide manufacturing chemical and seed operations. Late career jobs included Plant Manager positions at two different chemical plants in the USA. My last assignments before retirement were as Manufacturing Lead. Here I was responsible for all chemical manufacturing plants and agricultural seed producing operations in the Asia/Pacific/Australia and South America/Mexico regions. In our stay at Kenmure, I was "snowman" during the infamous snow year of 2010 where we received 28" of snow. Then I served as chairman of the Road Maintenance Committee for 2 years. Past civic duties have included being on several United Way Boards, and as President for one of them; serving on several community economic development boards; and as a frequent member of ad hoc community action committees. My involvement in Kenmure has made me think I can add value through my business and leadership background. This would include maintaining the high standards of our community, and maximizing quality of life and cost management opportunities.

## Jim Heavner

My wife, Margaret, and I purchased our home in Kenmure in 2008 and moved here permanently in 2011 following retirement. I received a BS and Master's Degree from West Virginia University in Mechanical Engineering, and retired from a 31 year career as an executive with Fluor Corporation (a global engineering and construction firm). My time with Fluor led us from Greenville, SC, to several stops along the way including various assignments in the US, four years in Singapore, and eventually thirteen years in Houston, TX. After all this, we couldn't wait to get back to the mountain air and changing seasons. Over the years, I have served as a deacon in my church, a member of the Advisory Board for the Agriculture Engineering School of Clem-

son University, member of the Advisory Board for the Construction Executive Program for Texas A&M University, and various other technical organizations in the engineering spectrum. I am currently serving on the Kenmure Security Committee and working with my church in serving the homeless. Margaret and I truly love living in Kenmure and believe in serving where we can add value. If chosen, I will serve to the best of my ability.

## Sylvia Tennille

My husband, George, and I moved from Kinston, NC to Kenmure in May 2008 and live at 714 Overlook Drive. We had lived in Kinston for almost 30 years. I graduated from Columbia Hospital School of Radiology in Columbia, SC and became a radiologic technologist, and later attended Midlands Technical College where I received my Associate Degree in Allied Health Sciences to further my degree in X-ray. After finishing X-ray school, I worked in Darlington, SC as the chief technologist in a small hospital. After a year, I moved back to Columbia and worked in an Orthopedic Office for a number of years, and then worked at the State Hospital in Columbia for about 10 years. The move to Kinston took me to another area of radiology, Otolaryngology. There I worked about 8 years in the office, and then decided to venture into Real Estate after which I decided to work a few years as a Nursery School teacher. Each lasted about 3 years, then retirement was the next obvious choice. George and I travelled around the country in an RV for about 5 years, after which we settled down to enjoy retirement. After visiting friends here in Kenmure and the Hendersonville area, we made the decision to retire here in the mountains. Since being a member of this community, I have served on the Kenmure Newcomers and Neighbors (KNN) Board as Vice President and the President. I now serve on the decorating committee for KNN. I volunteer as an instructor in the water aerobics program, and sing in the Kenmure Show Chorus. I am also a member of two book clubs and one bridge club in Kenmure. I participate in the Kenmure Ladies Bible Study, and occasionally sub with the various tennis groups. I offer the board of KPOA a voice from the community, and will do my best to promote Kenmure if elected.

# Kenmure Property Owners Association

## Gene Holland

I was reared in Glenwood, NC, a small community in McDowell County, just a few miles east of Asheville. My wife, Jane, and I have four children and 8 grandchildren ranging in age from a few weeks to eighteen years. I received the AA from Brevard College ('62), BS from UNC ('65), DDS from UNC ('68) and MS from the University of Michigan ('72). Immediately upon completion of the DDS degree, I joined the faculty of the UNC School of Dentistry. I taught full-time there at both pre-doctoral and residency levels until I retired in 1997 at the rank of Professor. I then established and maintained a private practice of Prosthodontics in Fayetteville, NC, until 2011. I now practice on a very limited basis with one of my former students in South Asheville. I served on the Board of Trustees of the North Carolina Dental Society (NCDS) from 2007-2011, and chaired the Board of Trustees in 2011. Currently I serve as Chair of the NCDS Council on Constitution and Bylaws/Ethics/Jurisprudence. In 2010, Jane and I decided it was time for me to slow down a bit and consider a return to our beautiful mountains as a place to "retire". We made the right decision in 2011 when we chose Kenmure from among a number of communities around Flat Rock. Second to my family, my personal interests are primarily sports related, especially baseball and fishing. While I still love golf, it had to be put aside several years ago. I coached youth league baseball, football, and basketball in Chapel Hill from 1972-1980. Fishing with my 6 year old grandson is always a special treat. I understand the importance of strong leadership for success of any organization, and it is my perception that KPOA has a rich history of strong leadership as this community has grown and developed. Jane and I have been blessed with wonderful neighbors, and many new friends here in Kenmure. We love our neighborhood and the beauty of Kenmure, and are committed to doing our part to maintain this community as a premier place to live. Accordingly, I would be honored to represent KPOA as a member of the Board of Directors.

### **ROAD MAINTENANCE COMMITTEE CHANGE IN RULE**

At the KPOA Board Meeting on August 19, 2013, a recommendation for a rule change from the Road Maintenance Committee was approved. The change was to **KRMC-05, Curbing and Water Diversion**. This rule change allows residents, under special circumstances and with KRMC approval to install driveway curbs to divert water from running down the driveway. If KRMC approves the exception, it will be the responsibility of the resident to install and maintain the curbing in the event of damage (example: snow plowing). Under no circumstances may water be diverted onto adjacent property. Questions concerning this rule change should be directed to the Chair, Road Maintenance Committee.

### **BIBLE STUDY**

Many Kenmure ladies meet weekly on Wednesday mornings at the Flat Rock Village Hall (September through April) for a non-denominational, discussion-format Bible Study. We would love to have you join us. Contact Lisa Henson at 697-1809 or [lwhenson@bellsouth.net](mailto:lwhenson@bellsouth.net)

# Kenmure Property Owners Association

Please be aware the Tree rules (KARC-01) have changed!

The following is a *summary* of changes to the Tree Rules (KARC-01) adopted by the board on 6/21/2013. For the full updated Tree Rules please visit [Kenmure.org](http://Kenmure.org) and click the link to KPOA information and then click on KPOA Rules and Regulations, then scroll to page 6.

## **General Kenmure Architectural Review Committee (KARC) Policies Regarding Removal or Trimming of Trees and Flowering Plants**

All decisions by KARC, with regard to the trimming and/or removal of trees and flowering plants, will be based on how it impacts the community of Kenmure.

All statements/requirements under this policy apply to all properties in the community, including vacant lots (Unit), developer lots (Development Lot), existing houses, condominiums, villas, and cottages (Family Dwelling Unit), and KPOA common elements.

In any event, it is the owner's responsibility to manage approved work and to ensure that the work performed complies with KARC's written approval. KARC will furnish the owner and contractor performing the work a copy of the completed NEH2 form outlining the approved work. Once a written agreement between KARC and the lot owner has been signed designating approved work, no other work shall be performed without an additional written agreement between KARC and the owner. Any contractor who does work not approved by KARC may be suspended from doing any work in Kenmure for such period as determined by the Board or terminated as an approved Kenmure contractor.

Clear-cutting is strictly prohibited. "Clear-cutting" is the cutting down and removal of every, or nearly every, tree in an area.

Trimming of landscape shrubbery, non-native flowering plants and small ornamental trees (crepe myrtles, Japanese maples, dogwoods and the like) including the removal, trimming or shaping of branches in these trees, KARC considers this to be normal owner landscape maintenance and does not require KARC pre-approval.

Trimming up (limbing up) of trees requiring KARC approval is allowed only in the lower 2/3 thereof and must be approved by KARC in writing prior to the commencement of any work. **Trimming in the upper 1/3 of the tree is not allowed, unless specifically approved by KARC.** Emergency situations that may cause injury or damage to person or property, such as hanging large, broken branches due to wind or ice are an exception, but must be approved by KARC in writing prior to the commencement of any work.

## **Removal or Trimming of Trees and Native Flowering Plants to Create or Maintain Views at Existing Houses**

The reasonable removal of trees, native trees and native flowering plants for creation of a view may be permitted when it will enhance the value of the property and have no significant negative impact on neighbors or the overall value and natural beauty of Kenmure. KARC may require that the owner, at the owner's expense, engage a registered/certified arborist to advise both the owner and KARC as to the appropriate trees, including native trees and native flowering plants to trim, remove or relocate to create or maintain a view and to provide for long-term maintenance of a view.

## **Violations and Remedies**

Each tree, including native trees and native flowering plants removed, topped or trimmed requiring KARC written approval prior to work and for which such approval was not obtained by the lot owner, or the owner has negligently or intentionally damaged, the owner shall, after written notice and opportunity to be heard, be liable to KPOA for a fine for each violation and as provided in Section 47F-3-102 (12) of the North Carolina Planned Community Act, and for replacement of each tree, native tree or native flowering plants so removed and remediation or replacement of those improperly topped or trimmed in accordance with the requirements of KARC. Failure to complete the replacement and/or remediation plan prescribed by KARC shall constitute a continuing violation for which cumulative daily fines may apply.

By Roger Musgrove, KARC Chair

*Authority: Declaration, paragraph 1*

# Kenmure Property Owners Association

## THE BEST COMET OF THE DECADE; MAYBE THE CENTURY

John Fishwick

The Comet ISON is approaching our sun and will be at perihelion (the closest to the sun) on November 28<sup>th</sup>. It will be in the dawn sky in December. The best viewing will be between December 10<sup>th</sup> and 14<sup>th</sup> just before dawn after the moon sets. Don't miss this one! It will be a naked eye object.

Before the usual puzzle, allow me to send kudos to Don Keenan for his contribution to this newsletter over the years. I have become used to sending my articles to Don and have enjoyed working with him and appreciating his humor. After this issue, Don, you can now do my puzzles, with Marion's help of course.

**Last Puzzle:** Correct solutions by: Suzanne Moe; Ann Destremps; Carol Cleveland; Gloria Richards; Cory Bocchino; Merrily Thomas; Mike Farmer; Chuck Johnson; Julie Ashbeck; and Norman Carrier. The winner, by draw, was Merrily Thomas. Nancy and I enjoyed lunch under the tent with David and Merrily.

**New Puzzle:** The letters in the words: WORE PURPLE can be rearranged to make two words that are antonyms. What are they?      Answers to: [jon.fishwick1722@att.net](mailto:jon.fishwick1722@att.net)

## KPOA & KEI/KCC – Partners with Different Missions

Many KPOA (Kenmure Property Owners Association) members get mixed up or confused about the roles and responsibilities of KPOA and KEI/KCC (Kenmure Enterprises, Inc./Kenmure Country Club). The following should help everyone better understand the partnership between KPOA and KEI/KCC as well as the differences in what they control, their responsibilities, and use/access to facilities and amenities within Kenmure:

KPOA, formed in 2002, and KEI, which purchased the Kenmure Country Club in 1985, have a long history of mutual and beneficial cooperation. Both entities strive to make Kenmure the great place it is to live, to ensure that there is great quality of life within the Kenmure community and to protect and enhance the natural beauty of Kenmure.

KPOA owns the front gate, all roads and right of ways, and is responsible for road maintenance, security, garbage & trash pick-up and the enforcement of the restrictions governing the individual properties. The stated objectives of KPOA are to:

- Provide essential services to the development such as road maintenance, security, trash removal, and other services as appropriate.
- Oversee programs to enhance property values such as architectural review, beautification, etc.
- Manage common elements such as the roads, entry gate, and Rail Pen Gap Park.
- Provide an umbrella for community organizations to function such as Welcoming Committee, Emergency Preparedness, and Newcomers and Neighbors, as well as others.

KPOA does not own or have any control over Kenmure Country Club property which includes the golf course, clubhouse, parking lots below and around the clubhouse, outdoor pool, fitness center and indoor pool, tennis courts, maintenance building and lake. Only Kenmure Country Club members are allowed to walk on golf cart paths at restricted times, fish in the lake, or use the other amenities. All club property can be used only by club members and their guests.

Unfortunately, some KPOA members, who are not also Kenmure Country Club members, do not understand these restrictions, or do not fully understand the distinctions. If, as a member of the KPOA, you wish to take a leisurely stroll along the cart path trails of the golf course, or take your grandchildren to the lake by the Clubhouse to fish, you must be a member of Kenmure Country Club. If you have chosen not to be a member of Kenmure Country Club, you may not, and must not use any of their facilities. Please respect this requirement.

**Kenmure Property  
Owners Association**  
10 Kenmure Drive  
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PRSR STD  
U.S. Postage  
PAID  
Permit 42  
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*Founded in 2002 Under  
the NC Planned  
Community Act.*



**VIEWS**

**EMERGENCY MANAGEMENT COMMITTEE**

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Herman Boda	Community Relations	693-0846	hboda@aol.com
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