

**KPOA OFFICE**  
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# Kenmure Property Owners Association



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## President's Report COMMITTEE VOLUNTEERS

As President of KPOA, I have observed that membership involvement generally falls within three categories: (1) those who pay their annual assessment; (2) those who do (1) and in addition attend the mid-year and annual membership meetings; and (3) those who do (1) and (2) and in addition volunteer for committees or the Board of Directors. It is said that KPOA is the largest all-volunteer property owners association in the State of North Carolina. Our success depends upon getting our members involved in the various committees that enhance the effectiveness of the Board of Directors by providing support and guidance on which it depends. Please consider participating in the association process and volunteering to serve on a committee. Our community needs you!

### FIRE PREVENTION

With the onset of fall and winter, fire prevention in Kenmure becomes extremely important as a fire may spread quickly. Please consider the following:

1. Are your heating system and generator in proper working order?

2. Is there ample air circulation around appliances that are likely to overheat?

3. Is your kitchen oven hood free and clear of greasy build up that could cause a fire?

4. Is your dryer vent clear of lint that could cause a fire?

5. Are there any overloaded circuits, long extension cord runs or too many devices plugged into one outlet?

6. Are your fireplace and chimney free of dangerous build-ups that could catch fire or is a gas fireplace or gas grill inspected for dangerous leaks yearly?

7. Are smoke and carbon monoxide detectors installed on all levels and the garage, tested regularly and batteries replaced at least annually?

8. Are there properly charged, working fire extinguishers in the kitchen, basement, garage or other appropriate area?

9. Do you sleep with the bedroom door closed to prevent the spread of smoke and fire?

10. Do you have a known escape route and designated place to meet outside?

11. Do you know whom to call to get help in an emergency?

*Ron Thornton*  
KPOA President

#### Architectural Review Committee

Stu Nelson, Chairperson  
696-8074 suzanne\_and\_stu@thenelsons.com

#### Road Maintenance Committee

Don Hessong, Chairperson  
240-344-2714 doneh13@gmail.com

#### Security Committee

Gene Holland, Chairperson  
435-1361 gah1542@aol.com

# Kenmure Property Owners Association

## **ELECTION FOR KPOA BOARD**



Our Kenmure Community is a one of a kind success story! We have distinctive, well-built homes in a lovely wooded mountain setting. We have over 20 miles of well-maintained roads and street signs. We have security guards who man our entrance gate, patrol our streets, and respond to emergencies. We have garbage pick-up, lawn service for common grounds, and plowed roads in the winter. We have an office building and our own library. We are fiscally and financially well managed. What is so surprising to so many who live outside of Kenmure is that all of this is the result of our **VOLUNTEERS!**

From those who work in the office, to those who serve on committees, to those who serve on the KPOA Board of Directors, it is our volunteers who are the backbone of this place we call home.

Every Fall, the KPOA Election Committee begins its search for potential candidates to fill the KPOA Board positions that become open at the end of the year. This year there are two positions that need to be filled as Ron Thornton and Kathy Newbold complete their terms on the Board. We are grateful to them for their dedication, expertise, and service to our community.

This year we have three qualified candidates willing to give their time and talent to Kenmure property owners. The candidates are Peter Haft, Cynthia Vick, and Mike Mulcahy.

Ballots and proxy forms will be mailed to all property owners during the first week of November. You will have until December 3, 2015 to return your marked ballot or vote online by following the directions on the ballot. New Board members will be presented at the **Annual KPOA Meeting on December 10, 2015**.

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 3rd of December. This is important to determine a quorum for the meeting. If you attend the meeting, your Proxy will be revoked.

Please read the biographies of our candidates included in this newsletter to acquaint yourself with these wonderful volunteers!

*The KPOA Election Committee  
Don Kauffman, Chairperson*

## **KPOA BOARD CANDIDATES**



### ***PETER M. HAFT***

My wife, Terrie, and I purchased our home in Kenmure (236 Greenleaf Drive) in mid-2012 and moved permanently to Kenmure a few months later after selling our property in Houston. Terrie and I have been married 36 years and have two sons (a musician in Miami and an engineer in Houston), who thankfully are 'mostly' on their own. I graduated from University of Michigan in the hey-day of "Bo" with a degree in mathematics, and after a brief 2 years with an engineering society in NYC and Pittsburgh, I went back to graduate school at Purdue and obtained an MSM. I spent the next 32 years with ExxonMobil in various supervisory and management roles in their Information Technology Departments (NYC, NJ, Miami, and Houston). In Miami I helped form a local association which fought commercial developer and government expansion into quiet, safe neighborhoods.

Upon arriving at Kenmure, Terrie and I immediately got involved in various volunteer activities – the best way to meet great people and embrace this beautiful community. In the past 3 years I have undertaken roles with the Kenmure Architectural Review Committee (KARC), the Men's Golf Association (Tournament Director, VP and soon to be President), Co-Chair of the Golf Activities Committee, and a sitting member of the Kenmure Country Club Board of Governors. In addition, I have gotten involved with the Flat Rock Playhouse and am currently serving as the Hospitality Chair, mainly responsible for transporting actors to/from the airports.

I would be thrilled to become a member of the KPOA Board and continue volunteer work towards making Kenmure an even more special place to live.



*(continued on next page)*

# Kenmure Property Owners Association

## **CYNTHIA VICK**

My husband, Bryan and I permanently relocated from the Northern Virginia area to Kenmure in the spring of 2013. After receiving a degree in Computer Science, I was employed by several firms around the Washington, DC area as a software developer and Quality Assurance manager specializing in mainframe computers and large scale banking systems. I co-founded a women owned corporation that provided computer software development to various Federal government agencies. When time permitted, I volunteered at a non-kill animal shelter in various positions because I am an avid animal lover. I am a member of the Kenmure Show Chorus and I am attempting to improve my golf game while participating in many of the various activities here at Kenmure. I am currently serving as Treasurer for Kenmure Newcomers and Neighbors and have really enjoyed the position. I feel by serving on the KPOA Board I will be able to further support the community that Bryan and I hope to call home for many years to come.



## **MICHAEL MULCAHY**

My wife, Rosemary, and I live at 211 Fern Creek Drive. We purchased our home in 2005 and decided to move here full time in 2008 from Westlake, Ohio. Rosemary and I have been married for 36 years and have three sons and three grandchildren. I graduated from Bowling Green State University in 1973 and obtained my law degree from Cleveland Marshall Law School in 1976. During my legal career, I primarily practiced in the areas of public utility regulation, municipal law and labor management law. I was licensed and actively practiced law in Ohio, Michigan and Illinois. In the past, I volunteered in local communities through a city zoning board of appeal and volunteered through our church

elementary school by running youth flag football and baseball leagues.

In Kenmure I have served on the KPOA Long Range Planning Committee, Judicial Committee, and as Corporate Secretary to the KPOA Board. I also served as a Ridgeview Condominium Association board member and as president. I have also served as a Kenmure Men's Golf Association board member and as president. In 2013 I was named Kenmure Man of the Year. I would like to continue my volunteer work with the KPOA Board and the many outstanding volunteers who make Kenmure a great place to live



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## **Jigsaw Puzzles**

Thanks to donations by a number of our Kenmure residents, we have a nice collection of jigsaw puzzles in the kitchen area of the KPOA Office for you to borrow. We welcome new additions to the collection if you have some puzzles you would like to share with other residents. You may drop them off during normal business hours – Monday through Friday, 1pm-3pm.

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## **Kenmure Library**

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Our wonderful Kenmure Library is open for business during regular office hours (Monday-Friday, 1:00-3:00). Please come in, browse and borrow a book. We are also accepting donations of fiction and non-fiction books. Shelf space is limited, so please only donate books from recent years. Thanks for your support!

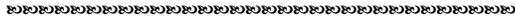


# Kenmure Property Owners Association

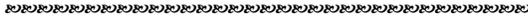
## KPOA SECURITY COMMITTEE REPORT



The KPOA Security Committee would like to remind our residents of some important rules and concerns we feel need to be reiterated from time to time.



**HOLIDAY TRASH COLLECTION SCHEDULE:** Please be reminded that our trash collection service recognizes six holidays during the year on which it does not collect trash: **New Year's Day, Memorial Day, July 4, Labor Day, Thanksgiving Day, and Christmas.** *When any one of these holidays fall on Monday, trash collection will be on the following Tuesday.*



### **GATEHOUSE PHONE NUMBERS:**

**Gatehouse #: 828-692-5238**

**Emergency Gatehouse #: 828-692-2346**

In case of an **emergency** please call **911 first**, then the Gatehouse.



### **REVIEW OF SECURITY GUARD**

#### **GENERAL DUTIES:**

The primary role of the security force is to provide access control at the Kenmure gate and to conduct routine security patrols. The security guards do not have police authority. In addition to their primary duties, from time to time, the guards have been willing to provide small services to residents outside their normal duties. The Security Committee has reviewed this area and established guidelines for such services that will and will not be provided at the Gatehouse.

#### **Security guards will:**

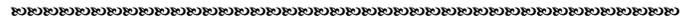
- accept envelopes (8" x 11") and small packages containing papers and items of nominal value for pick-up by another resident or nonresident (with appropriate identification),
- accept and sign for FedEx, UPS, and other courier packages when the resident is not at home to sign for an item. **Guards will not be responsible for lost or damaged items.** **NOTE:** The resident must retrieve any such package in a timely manner, preferably on the day

received--the Gatehouse does not have the space to store packages for residents,

- accept and/or hold house keys for pick-up by another resident, visitor, or contractor with written permission to pick-up/use the key provided to Gatehouse security.

#### **Security guards will NOT:**

- accept cash or valuables for pick-up by another resident or nonresident,
- access private residences for any reason. Other than for the key exchange option listed above, residents are responsible for arranging to provide access to their residences when they are not at home for such things as cleaning or repair services. For more extensive services, such as "house or pet sitting" services, the Visitor Authorization Form must be completed and left at the Gatehouse to authorize entry of a visitor if you are not at home,
- respond to complaints about "noisy neighbors" or lost/nuisance animals including but not limited to pets and bears,
- remove or dispose of animal carcasses or other objects from the roadways.



**TRAFFIC SAFETY REMINDER:** We are fortunate to live in a beautiful and welcoming community. Part of our responsibility as residents is to drive with attention to safety. Drivers need to be especially careful and alert when pedestrians, joggers and golf carts share the roads. **Please stop at all Kenmure STOP signs and observe the 25 MPH speed limit.** Being a good neighbor includes being a safe, courteous driver at all times.



# Kenmure Property Owners Association

## KPOA Office Parking Lot



Two signs have been installed at the KPOA Office indicating that parking at the Office is for KPOA business purposes only on Monday through Friday from 9am to 5pm. This is to allow adequate parking space for Committee and Board meetings and for residents conducting business at the KPOA Office. After 5 pm and on weekends, please feel free to use the KPOA Office lot for parking while meeting others for carpooling. During weekdays, please use the lower lot at the Club for parking.



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## ATTENTION ALL KENMURE PROPERTY OWNERS

### *It is important that we know how to contact you!*

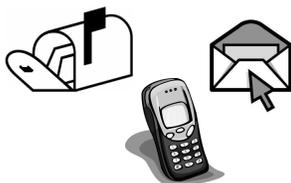
We need to know where to send your KPOA assessments, KPOA newsletter, KPOA Election information, Kenmure Alert notices and special notices sent by email or regular mail. If you are a **part-time** resident of Kenmure, please keep us informed of your current mailing address.

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.

If you add or change any of your **phone numbers** or **email addresses** or your **off-site address**, please let us know.

This information should be sent to the KPOA Office by email: [kpoa@bellsouth.net](mailto:kpoa@bellsouth.net), by regular mail: 10 Kenmure Dr., Flat Rock, NC 28731, or by phone at 828-692-2346.

**Help us help you to stay informed!**



## Kenmure Newcomers & Neighbors

Since February 2015 KNN, has welcomed 32 new members (16 households). Among these new members are neighbors who have rejoined KNN and several who joined after living in Kenmure for a number of years. It's never too late to join KNN!

Our mission is to introduce newcomers of Kenmure and Berwick Downs to new and existing members through participation in a variety of organized activities. Some of the activities we offer include our newest activity, Art & About, Adventurers, Hiking, Chicken Foot Dominos, Book Club, Bridge, ROMEOS (Retired Old Men Eating Out), Wine Tasting, Ladies Lunch Bunch, Dining Groups, Wineries/Breweries Visits and more. You can join as many activities as you would like, either as a full time participant or as a substitute. There are three rotations per year: February - May, June - September and October - January. In each rotation you meet as a group once per month. This is a great way to get to know your neighbors.

KNN also offers three dinners a year with entertainment. They are held at the Kenmure Country Club. The dinners are typically held in March, June and November. Our last dinner of the year will be on Saturday, November 21<sup>st</sup>. The Good Tymes Band will play from 7 - 9 pm. Also, we hold three neighborhood patio parties in August.

If you are not already a member of KNN or would like to re-join, please contact our Membership Chair, Marian Hansen at 435-0914 or [rthansen@morrisbb.net](mailto:rthansen@morrisbb.net). Start meeting your neighbors today!

Terrie Haft  
President

### **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

10 Kenmure Drive  
Flat Rock, NC 28731-8512

PRSR STD  
U.S. Postage  
PAID  
Permit 42  
28739

*Founded in 2002 Under  
the NC Planned  
Community Act.*



## VIEWS

### ROAD MAINTENANCE COMMITTEE

<b>Don Hessong</b>	<b>Chairperson</b>	240-344-2714	doneh13@gmail.com
Bryan Vick	Secretary	692-5377	bjv1955@gmail.com
Dave Caudle	Signs/Striping/CDS Repairs	775-1995	dlcaudle@morrisbb.net
Eric Fogle	ROW/Shoulder Repairs	954-850-4801	efogle@bellsouth.net
Gerry Ashbeck	Re-Surfacing & Patching	693-9896	gjashbeck@bellsouth.net
Dan Lang	Snowman & Canopy Trimming	698-0052	edithmlang@gmail.com
Hal Derrick	Mowing & Leaf Removal	692-9242	halandruthie@gmail.com
Bob Paulsen	Right of Way & Shoulders Repairs	693-7910	bobpaulsen52@gmail.com
Jon Laughter	Consulting Engineer (Laughter, Austin & Associates, P.A.)		
Dick Dodge	KPOA Board Liaison	696-7969	dick@rcdodge.us