

Volume 12 Issue 1  
JANUARY, 2012

**KPOA OFFICE**  
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Office Hours:  
1:00-3:00, Mon.-Fri.

# Kenmure Property Owners Association



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**Don Keenan**  
Newsletter Editor  
donibob229@bellsouth.net

Thank you for allowing me to represent the Kenmure Community as President of KPOA. I have enjoyed this opportunity and appreciate your trust and confidence.

Purchasing the property at 10 Kenmure Drive for a permanent KPOA Office and Library was a most memorable event. From the Town Hall Meetings to the substantial majority approval vote to purchase to the closing on August 1, 2011, the board followed our Guiding Principles. If you did not attend the Open House, please stop by Monday through Friday from 1:00 – 3:00 PM.

The Pinnacle Peak Lane Emergency Gate Project or Argyle Lane is almost completed. Presently, it is operational as an emergency evacuation point for residents, entry for emergency services, and use for heavy construction vehicles. Full automation and access/use guidelines are pending.

The board has made a conscientious effort to improve communication and to be open to the membership. Board minutes have been posted on the website since July. At the November Board meeting, a motion was approved that documents identified as “attached” will be posted online with the minutes. The board also voted to have password protection as a security measure for sensitive information in our minutes and attachments.

To clarify recognition of messages from the board, official communication with property owners by the KPOA Board will be the Newsletter and specific mailings since these are the only media going to all property owners. Information that is time sensitive will be promulgated by electronic mail and/or telephone using AlertNow and by postings on the KPOA website.

KPOA now owns two website domains: [www.kenmure.org](http://www.kenmure.org) (KEI donated this site to KPOA) and [www.kenmure-kpoa.com](http://www.kenmure-kpoa.com). Both are now in operation. The kenmure.org website will be gradually eliminated and [www.kenmure-kpoa.com](http://www.kenmure-kpoa.com) will be used. Directions for accessing the new site will be available at the current kenmure.org site.

Looking over our Goals for 2011, we have completed the office relocation, and Argyle Lane is almost completed. We have codified arrangements and agreements between KPOA and KEI and kept board members informed. We have almost completed a reserve fund analysis and are building reserves. A plan for implementing a document retrieval system was started, but completion is being delayed for another year. The Advisory Committee, Long Range Planning Committee, Past Presidents, and members of the association have been a great help throughout the year.

I appreciate the work done by the board and all of you who volunteer on our committees and in our office. You make this a wonderful community and a great place to live.

Linda Mensch 2011 KPOA President

#### Architectural Review Committee

Bob Hribernik, Chairman  
692-6946 hrisur@aol.com

#### Road Maintenance Committee

Van Bell, Chairman  
694-3770 bellvan@bellsouth.net

#### Security Committee

Brandt Sudderth, Chairman  
698-8586 brantsudd@aol.com

# Kenmure Property Owners Association

## **2012 ASSESSMENT INFORMATION**

The KPOA 2012 annual assessments will be mailed on January 3, 2012 and will be due on or before February 17, 2012 in order to avoid late payment penalty and interest as required according to our Covenants and By-Laws. The amount for residences is \$1,100 and for lots is \$825. Please mail in the envelope provided if possible, if not, mail to Carland & Andersen, Inc., P O Box 2053, Hendersonville, NC 28793-2053.

We have tried our best to send the assessment to the last address we have on file for all members, however, if you do not receive your assessment, please call Richard Bendel at 828-698-5930 or email him at richardflatrock@aol.com.

Richard Bendel, Treasurer

## **Traffic Safety in Kenmure: An Important Reminder from the Security Committee**

As we begin the New Year, we'd like to remind everyone about KPOA's traffic safety rules. On our narrow, winding, hilly roadways, several common traffic safety violations become especially dangerous. There are three areas we all need to improve.

**Obeying Stop Signs.** The majority of traffic violation citations issued in 2010 were for failure to stop at posted Stop signs. It takes about 5-10 seconds to stop at the sign and proceed. Disregarding Stop signs increases the chance of an intersection crash. Please obey posted Stop signs.

**Use of Cell Phones While Driving.** Established in 2009, the rule prohibiting cell phone use while driving addresses the danger associated with simultaneously carrying on a telephone conversation while driving. Our

roadways require drivers' full attention. Please pull over and park before using your cell phone.

**Speed and Crossing the Yellow Line.** The 25 mph speed limit promotes safety on roads where driving conditions sometimes become especially challenging. There have been a number of significant 'Near Misses' when a driver crosses over the yellow line as a car approaches from the opposite direction. Serious accidents were just barely avoided. Speeding, cell phone use, and lack of attention are all possible causes of crossing the yellow line. We have found that if you concentrate on not crossing, or nearing the yellow line, your driving focus increases and you seldom exceed the speed limit.

### **Thank You from the Kenmure Security Guards**

The Kenmure Security Guards wish to extend their deep appreciation and gratitude to the many Kenmure residents who contributed so generously to their Christmas Fund. Two hundred seventy five residents contributed more than \$17,600 this year. The funds were distributed to the Security Guards on December 20, just in time for last minute Christmas shopping !

We wish you a safe, incident-free and fun-filled New Year.

Kenmure Security

### **THANK YOU KENMURE**

The final total of contributions for the hunger walk this year exceeded \$ 37,500....another record. Thank you all for your generosity

Dennis Romeo

# Kenmure Property Owners Association

## **ROAD MAINTENANCE COMMITTEE – FALL AND WINTER UPDATE**

Fall is leaving and winter is upon us. Right of Way leaf removal has been completed after a number of delays because of rain. If for some reason you were missed or have some input, give us a call.

Hopefully this winter's snow levels will return to historic levels and not what we have experienced the past two winters. An email concerning reminders about snow removal was recently sent out by our snowman, Burt Weissman, but since not all Kenmure residents have that access, it bears a brief summary.

- Small accumulations (2"-4") of snow on roads can take up to 24 hours to clear.
- Large amounts can take 4 days before the roads are clear.
- Residents are responsible for clearing the entrances to driveways and personal mail boxes.

Snow removal crews will stay on site until two lanes are cleared on all roads.

Those of you who have contractors clearing your driveway, please insure they do not push snow out into the roads. If that happens it requires that the KPOA contractor to come back and re-plow these areas.

Road condition updates will routinely be sent out by email. Those who do not have email can call the emergency information number at the gate to get the same message. This number is 696 8805 and is also listed in the Kenmure phone directory. If roads are to be closed, an announcement will be sent to the phones of all residences.

Have a great winter.

Van Bell – RMC Chair  
Burt Weissman – Snowman  
Claude Cross – Leaf Removal

## **2012 KENMURE DIRECTORY**

Work on the publishing of the 2012 Kenmure Directory is now in progress. The Directory is a joint effort of the Kenmure Property Owners Association and the Kenmure Country Club.

Current plans are to send the booklet to the printer about February 1, 2012 and to distribute it about February 15<sup>th</sup>.

Property owners and Kenmure Country Club members are encouraged to check their entry in the 2011 Directory to insure that information contained there is accurate. There are two ways to check. First is to simply look at the printed version of the 2011 Directory and if the information there is correct with no changes there is no action required on your part. A more up to date version of the Directory (updated monthly) is on-line at the KPOA web site ([www.kenmure.org](http://www.kenmure.org)). When you enter that site, click on Kenmure Directory on the left side of the page. You will be asked for a user id and a password (if you don't have this, send an e-mail to [nick@weedman.org](mailto:nick@weedman.org) requesting this information). If this entry is correct, no action is needed. If not, send a note to Al Beers ([albeers\\_97@yahoo.com](mailto:albeers_97@yahoo.com)) giving the updates that are required. Note there is an underline between the albeers and the 97 in his e-mail address.

The Kenmure Directory is furnished to property owners and club members at no charge for a single copy. Additional copies may be purchased for \$5.00. When the Directory is ready for distribution, an e-mail message will be sent advising that these may be picked up. Exact instructions will be given at that time.

We need your help to insure that the information for each family listed is accurate. Please take the time to do this after reading this article.

Nick Weedman  
Kenmure Directory Editor

# Kenmure Property Owners Association

## 2012 KPOA Committees

Names, telephone numbers, and e-mail addresses of our Officers and Directors are shown on Page I. Telephone numbers and e-mail addresses of our Committee members may be found in the current or online Kenmure Directory.

### ARCHITECTURAL REVIEW

<b>Bob Hribernik</b>	<b>Chairperson</b>
Bonnie Niehoff	KPOA Liaison
Burt Richards	Secretary
Clyde Allen	Architectural Guidance
Jerry McKay	Landscaping
John Millard	New House Inspections
Dick Mears	Trees
George Roberts	House/Condos Alteration
Roger Musgrove	At Large

### EMERGENCY MANAGEMENT

<b>Dick Brown</b>	<b>Chairperson</b>
Brant Sudderth	Security Comm.
Van Bell	KRMC
Alan Van Ostenbridge	Alert Now Admin.
Dries Jansma	KPOA Services
Herman Boda	Community Relations
Debbie Evilia	Procedures
Dick Roemer	At-Large

### SECURITY

<b>Brant Sudderth</b>	<b>Chairperson</b>
Alan Van Ostenbridge	KPOA Liaison
Al Roberts	Traffic Safety
Bob Palmer	GDS Liaison
Wendy Mears	Incident Reports
Tom Murrill	Front Gate/Argyle Gate
Joey Sinclair	At Large
Andy Barnwell	GSS/Wackenhut

### ROAD MAINTENANCE

<b>Van Bell</b>	<b>Chairperson</b>
Rob Freeman	KPOA Liaison
Ben Booker	Secretary
Peter Dunderdale	New Construction
Dennis Delahunty	Right-of-Way Repairs
Claude Cross	Mowing/Leaf Removal
Bert Weissman	Canopy/Trees/Snowman
Dave Powell	Cul-de-Sac Repairs/Signs
Andy Scott	Overlay & Patching

### COMMUNICATIONS COMMITTEE

Nick Weedman	Directory
Ron Reid	Website
Don Keenan	Newsletter Editor
Galen Reuther	Newsletter Cont. Editor
Al Beers	Resident Data Base

### COMMUNITY RELATIONS

<b>Susan Delahunty, Chairman &amp; KPOA Liaison</b>	
Jim Heidebrecht	Concerns
Herman Boda	Concerns
Carolyn Maloy	Concerns

### LONG RANGE PLANNING COMMITTEE

<b>Larry McGaughy</b>	<b>Chairperson</b>
Bill Howes	Ron Thornton
Dirk Wilms	Tony Schroer

### KPOA OFFICE

<b>Julie Ashbeck</b>	<b>Coordinator</b>
Debbie Evilia	Sylvia Jensen
Sue Kauffman	Dick Kirkman
Bill Uhrich	Paige Wilms
Mary Lou Leidheiser	

# Kenmure Property Owners Association

**KPOA SERVICES GROUP**  
Debbie Evilia, KPOA Liaison

## ADOPT-A-HIGHWAY

### **Dries Jansma, Team Leader**

Gerry Ashbeck  
John Askew  
Don Brasfield  
Richard Bush  
Bob Daubert  
Jim Farney  
Sandy Hastie

Wes Jensen  
Chuck Johnson  
Claude Kellogg  
Ed Lichtenhagen  
Peter Mackinnon  
Dick Mears  
Dave Niehoff

Bob Palmer  
Chuck Rieker  
Don Sheffield  
Jerry Tanner  
Harmon Trogdon  
Dirk Wilms  
Sam Beddingfield (KEI)

## NEWCOMERS & NEIGHBORS

## WELCOMING COMMITTEE

**Jeanne Sudderth, President** Harriet Garrison, Membership  
Lynn Johnson, Vice President Patty Truax, Communication  
Rosemary Mulcahy, Sec'y Ann Armstrong, Programs  
Jan Powell, Treasurer Paige Wilms, Activities  
Madeline Daubert, Database

**June Rostetter Co-Chairperson**  
**Suzy Jones Co-Chairperson**  
Betty Watson Peggy Roberts  
Margaret Steven

COMMON GROUNDS Doug Watson  
STREET DIRECTORY Eric Koopman

EMERGENCY CONTACT Terri Edelstein  
LIBRARIAN Marion Keenan

## RAILPEN GAP PARK

## QUALITY OF LIFE AND RED CROSS BLOOD DRIVE

**Warner Behley, Co-Chairman**  
**Spencer Morgan, Co-Chairman**  
Ann Armstrong Betty Roemer  
Dennis Delahunty George Gower  
Kay Farrar Don Sheffield  
Dreis Jansma Gretchen Van Emburgh

**Marian Hansen Co-Chairperson**  
**Ruth Klug Co-Chairperson**  
Ruth Haines Blood Drive

## JUDICIAL COMMITTEE

**George Clement Chairperson**  
Nita Yates Bob Ogden  
Joe Carter David Niehoff

## ELECTION COMMITTEE

## ADVISORY COMMITTEE

**Joyce-Ann Millard Chairperson**  
Karen Skelton  
Dirk Wilms  
Stan Christman

**Ron Davis Chairperson**  
Paul Couvillion  
Nick Weedman

# Kenmure Property Owners Association

## **A KENMURE CONNECTION**

Not long ago we lost one of Flat Rock's most loved and charming ladies, Laurinda Schenck. She exemplified the gracious nature of the south, and Flat Rock in particular. Mostly she spent the winters in Charleston, but when it came time for her last years, she stayed in her beloved Rutledge Cottage.

Rutledge Cottage was built c1840 by Dr. Mitchell King as his summer home, for he and his family while he planned and built Glenroy (Kenmure). Legend has it that the original location of the cottage was close to the present mansion. When Glenroy was completed c1850 (the timbers were cut and aged on the property), Rutledge Cottage, so named because of a later ownership, was placed on giant logs and rolled to its present site. The cottage and its kitchen house are located just to the south of Kenmure, and are visible from the second green and the fifth hole. Mrs. Schenck donated an Historic Preservation Agreement to Historic Flat Rock, Inc., which means it will never be destroyed nor greatly altered.

Galen Reuther

## **BIBLE STUDY**

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

## **KENMURE QUALITY OF LIFE PROGRAM**

### **Brain Tune-Up: Foods, Supplements & More**

Do you ever have a “senior moment”? Have you ever wondered if foods or vitamins or minerals or exercise could help your brain function better? The answer is “Yes”! Come join us as we explore ways you can “tune-up” your brain.

Elizabeth Pavka, PhD, RD, LD/N, is a holistic nutritionist with 28 years’ experience. She provides nutritional counseling for individuals and families, teaches classes, writes articles, and speaks before professional and lay audiences. For more information check out her website at [www.elizabethpavka.com](http://www.elizabethpavka.com). Contact her at [drpavka@elizabethpavka.com](mailto:drpavka@elizabethpavka.com) or 828-252-1406.

**February 29...in the Charleston Room  
1:30-2:30pm with questions to follow**

# *Kenmure Property Owners Association*

## **RAILPEN GAP PARK - 2011**

2011 was a very good year for the homeowner's park. The upgrade to the paths completed in 2010 held up well during the winter and continued to perform well despite some downpours of rain. Money was spent to spread the rocks in the parking lot that corrected the problem of the concentration of stones in the front part.

Two successful parties were held. One was the annual "Welcome to Spring" which, this year, was followed by a "Goodbye to Summer" in the fall. Both events saw attendance of more than 50 people.

Many flowers were added and there is now color in the park from early spring when the daffodil's bloom to the fall when the chrysanthemum's hold sway. Thanks to a second contribution from the Eld's of bulbs dug from their yard we will have even more daffodils in bloom this year.

Many of the shrubs are growing exceedingly fast, and require considerable pruning to avoid overcrowding other shrubs and flowers. In 2012 we plan to continue to plant more flowers and continue to learn which ones can tolerate the park's harsh environmental conditions.

Warner Behley, Spencer Morgan & Betty Roemer

## **KENMURE DOG OWNERS**

As the former KPOA liaison for Community Relations in Kenmure, I get many concerns about residents that do not pick up their dog's feces when they are out walking their dogs. Leaving your dog's feces either in the road or in someone's yard could be considered a "nuisance". It is clearly stated in covenant 22 that nuisances that are unsightly, unpleasant, or of the nature as to diminish the enjoyment of Kenmure residents must cease. All dog owners are expected to pick up their dog's feces if they are walking their dog in the neighborhood.

Thank you for your attention to this matter. Bonnie Niehoff

## **MAIL BOX REPLACEMENT**

The new mailbox guidelines and associated forms are posted on the KPOA website. If your mailbox is damaged by the snow plow, please submit your request for replacement to the Road Maintenance Committee. If you plan to replace an existing mail box, submit the form to the Architectural Review Committee.

# Kenmure Property Owners Association

10 Kenmure Drive  
Flat Rock, NC 28731-8512

PRSRT STD  
U.S. Postage  
PAID  
Permit 10  
28731

*Founded in 2002 Under  
the NC Planned  
Community Act*



## VIEWS

### EMERGENCY MANAGEMENT COMMITTEE

<b>Dick Brown</b>	<b>Chairperson</b>	<b>693-4346</b>	<b>rbb17903@yahoo.com</b>
Brant Sudderth	KSC	698-8586	brantsudd@aol.com
Van Bell	KRMC	694-3770	bellvan@bellsouth.net
Dries Jansma	KPOA Services	692-4576	dries@bellsouth.net
Herman Boda	Community Relations	693-0846	hboda@aol.com
Debbie Evillia	Procedures	692-0626	devillia344@bellsouth.net
Alan Van Ostenbridge	Alert Now Administrator	698-3599	javano137@hotmail.com
Dick Roemer	At Large	698-2692	roroemer@morrisbb.net
Andy Barnwell	G4S Supervisor	692-8104	kenmures@bellsouth.net