

Volume 10, Issue 3
JUNE, 2010

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Kenmure Property Owners Association



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KENMURE AT ITS SUMMER BEST!

The trees are leafed out, the grass is green, flowers are blooming, and there's no possibility of snow in the weather prediction! That definitely means that summer has arrived in Kenmure!

While many property owners are still cleaning up damaged trees and fallen limbs from our winter ice storm, the majority of us have done a wonderful job in getting rid of unsightly trees, and storm debris. Those of us on the KPOA Board want to thank all of you for your prompt efforts at restoring Kenmure to its pre-storm beauty. Follow-up will be done on properties which still need to be cleaned up.

The horrific winter storms and snowfall did require that the Board issue a special assessment to all property owners to help pay for the cost of all the snow removal. Your Board did our best to keep that assessment reasonable without completely depleting our Storm Reserve as we may yet have snowfalls in the winter months of our 2010 budget.

To ease the cost of the assessment, the Board decided to complete the Phase VI Emergency/Exit Road on a simpler scale than we had originally planned. We are putting all of the needed infrastructure in place for that road to become a construction road, but are not purchasing the expensive equipment needed to make it accessible to construction traffic this year. The roadway has been cleared of trees and construction is expected to be completed sometime in June. With this new road open, Emergency Evacuation Routes will be adjusted to ease traffic going out the Main Gate.

If you've noticed some flooding of the residents' lane at the Front Gate during some recent rainstorms, this is due to a deteriorating pipe which runs under the roadway there. KPOA is working on a solution to this problem.

To help prepare for the future needs of Kenmure, the Board has appointed a Long Range/Strategic Planning Committee.

As always, the Board and I are extremely grateful to all of you who volunteer on committees and in the KPOA Office. Kenmure would not be the unique and wonderful place it is without you. We salute all of you!

Kathy Meersman, KPOA President

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Road Maintenance Committee

Peter Grant, Chairman
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Kenmure Property Owners Association

ANNUAL ASSESSMENT DELINQUENT PROPERTY OWNERS' AS OF MAY 1, 2010

The Kenmure Property Owners' Association Operating Manual requires the publication of any property owner who is delinquent in paying their annual assessment on or after April 15, 2010. The following property owners are delinquent as of May 1, 2010.

Avery Riser Development, LLC
Claude Daniel Eshaghian
Dale & Elissa Hamlin
Kenneth Hodges
Homesteps
Greg & Cathy Horton
Randy & Ann Romeo
Monte & Donna Sims (3 properties)
Steve & Betty Walters

Prompt payment of the balance due would be appreciated.

Richard Bendel, Treasurer

KENMURE PROPERTY OWNERS' ASSOCIATION 2010 SPECIAL ASSESSMENT

As everyone already knows, the 2010 winter storm season was the worst experienced in recent history in the Flat Rock area. The amount of expenses incurred by the Kenmure Property Owners Association was significantly in excess of what was budgeted for in the 2010 budget. As a result, your KPOA Board has approved a special assessment in the amount of \$127 per lot. Our covenants require that a special assessment is to be divided equally among residents and lot owners, including any homes or platted lots still owned by the developer.

This special assessment was mailed out on June 1, 2010 to all owners of record as of that date, and payment is due no later than July 15, 2010. All invoices were mailed to the same address that the annual assessment was sent.

If you DID NOT receive an invoice by the time you are reading this article, please call the KPOA office, 828-692-2346, or Richard Bendel, 828-698-5930 so that we can get a copy of the invoice to you.

Our KPOA Covenants and Bylaws state "Re-paving reserves shall not be used for any purpose other than re-paving road surfaces, striping of re-paved road surfaces, and buildup and maintenance of the rights-of-way incidental to re-paving." (Covenants 35.G; Bylaws 10.6a). We cannot use these funds for snow removal costs. The Board has tried to keep this special assessment as low as possible and has taken \$25,000 out of the Capital Reserve to help reduce the amount of the assessment. As additional storms could affect us later this year, we have left the storm reserve fully funded.

KENMURE PROPERTY OWNERS' ASSOCIATION BOARD OF DIRECTORS
April 30, 2010

Kenmure Property Owners Association

Mailbox Construction & Installation Update

It has been about 5 years since the guideline for mailboxes has been updated and we have had many questions regarding what is acceptable given the wide variety of mailboxes and posts in the community. Additionally, in the last several years plastic mailboxes and posts have been introduced by a number of companies and have become popular with many residents. With these factors in mind we have reviewed and updated the guidelines and they have been approved by the KPOA Board at their March meeting. You can find the updated Guideline posted on the KPOA web site (www.KPOA.org) under forms.

So what has changed ?

Guidelines reflect the latest US Postal Service regulations and the highway safety guidelines for mailbox installations published by AASHTO.

Acceptability of both plastic mailboxes and plastic posts.

The use of 6"x6" wood post is no longer permitted as they present a snow plow safety hazard.

Reemphasizing that the use of masonry, stone or concrete posts or bases are not permitted as they present a substantial safety hazard for snow plows.

Limited mailbox colors and plastic posts to earth tone and black to provide a choice but also to provide a level of uniformity. New guidelines will be enforced on all new houses and replacements at existing houses.

That's it !. We have attempted to keep this simple and easy to follow. Should you have any questions please contact any KARC member

Do You Want To Be In The Know ?

Be sure to attend the KPOA Town Hall Meeting, Wednesday, July 21st. at 7 PM in the Charleston Room of the Mansion. Dick Bendel will be talking about the special assessment that is needed as a result of the terrible winter we had in Kenmure. The latest information will be shared about the Phase VI Emergency/Exit Road Emergency Evacuation Routes and Procedures. You will also get an update on the Long Range/Strategic Planning Committee whose members have just recently been selected to look into what is in the future for Kenmure. We will also be discussing Berwick Downs and much much more.

Don't be left out of the loop. Come and see what your KPOA board has accomplished so far this year and hear about what they are planning to do for our neighborhood in the future.

You won't want to miss the meeting or the Pasta Buffet that will be available following the meeting

KPOA Board of Directors

MANY THANKS TO THE KENMURE GARDEN CLUB !

When the Kenmure Garden Club decided to disband earlier this year, they were left with money in their treasury. After discussion and a vote by the members, the Garden Club decided to give money to the Rail Pen Gap Park for new walkway edging, and money to KPOA for new plantings at the front gate. We are grateful to the members of the Garden Club for their generous donation and are working with Garden Gate Nursery to select attractive and appropriate flowers and plants to enhance this visible entry to Kenmure

KENMURE NEEDS YOU

Kenmure survives because of volunteers. The Election Committee has begun to look for full-time Kenmure residents who are willing to run for the KPOA Board. If you are a resident who has lived here at least a year, have experience volunteering in the community, and have good people skills, we would love to have you run for a position on the Kenmure Property Owners Association Board. To learn more about the various board positions, you can go to our web site, Kenmure.org, and click on the KPOA link. Starting with the last edition of this newsletter and continuing, you will find an article about what some of the Board members do in their director/ liaison positions. If you would be willing to run for a Board position we would like to hear from you. The next Board takes office in December. If you have questions or would like to add your name to the candidate list, please call Bonnie Niehoff, 692-9732.

Kenmure Property Owners Association

Kenmure Newcomers & Neighbors June Dinner

Date: Friday June 18, 2010

Time: 6:00 pm Cocktails; 7:00 pm Dinner

Place: Kenmure Country Club, Charleston Room

Dress: Smart Casual

Choice of Beef Brisket or Seared Salmon

Entertainment by the Flat Rock Playhouse YouTheatre Rising Stars

See our website (Kenmurennewcomers.org) for details.

All Kenmure residents are invited to this dinner. You do not have to be a member of KNN or KCC.
Non-KCC members may pay for their dinner and drinks by credit card.

**Non-KNN members: Call KCC at 697-9999 for reservations (by June 16th)
KNN members can sign up at our website until June 16th.**

BLOOD DRIVE

A big “thank you” to our blood donors and volunteers for a successful blood drive on March 31st. We had 26 donors and collected 25 units of blood, which can help save the lives of 75 patients in our area hospitals

Our volunteers were Nancy Eskew, Sue Johannes, Pat Wilson, and Carol Brown. Melinda McCormick also made many reminder phone calls. BJ Kidd and the staff did another wonderful job of preparing the refreshments for us.

Our next blood drive is September 15th, and I'm looking forward to seeing many of you there.

Ruth Haines
Quality of Life Committee

BOARD APPOINTS LONG RANGE/STRATEGIC PLANNING COMMITTEE

- ◆ Recognizing that it's always a good idea to have some options and a tentative plan for the future, the KPOA Board discussed and agreed upon the need for a Long Range/Strategic Planning Committee for Kenmure and our property owners.
- ◆ Each Board member suggested several possible members and then voted on five to make up this new committee.
- ◆ Appointed to the committee are Alice Soder, chair, David Amsler, Mike Mulcahy, Larry McGaughy, and Tony Schroer. Soder brings experience as a past KPOA president to the committee. Amsler served on the KPOA Board for three years, and has had experience in Long Range Planning as a supervisor of Education in Illinois. Mulcahy has a legal background and experience as president of one of Kenmure's Condo Associations. McGaughy has a financial background, and Schroer has a marketing background and represents a newer segment of Kenmure owners.
- ◆ Each member will serve a 2 or 3 year term to maintain consistency in this on-going committee. Their first area for review is Berwick Downs and the pros and cons of making it a sub-association of Kenmure.

Kenmure Property Owners Association

SUMMER FUN

Looking for something different to do this August ? Whether you are entertaining house guests or just interested in spending your morning or afternoon looking, maybe buying, munching on good food, and learning, take the time to attend Flat Rock's very first Designer Showhouse.

Come August 14 - 29, you can tour the stunning 1836 Saluda Cottages, listed on the National Register of Historic Places. The showhouse is a fund raiser for Historic Flat Rock, Inc., to assist them in historic preservation efforts in the village. Interior designers from throughout the south have come to participate in this exciting event. Come and tour this historic home, see the latest design trends, and who knows, you might get some great ideas!. Tickets are \$25 and will be available June 1st. Shop in the boutique and dine at Cafe Sans Souci catered by Larc Lindsey.

If you're a gardener, or are thinking of becoming one, the Designer Showhouse special program will be on Thursday, August 26, when nationally known garden designer, Jon Carloftis, will give a lecture and demonstration right here in the Charleston Room. He'll hold your attention, guaranteed! Tickets for this event, including lunch, are \$50, and once the Charleston Room is full, no more tickets will be sold. After June 1, you can contact Betty Roemer, who will chair this event. For more information or to order tickets, go to www.historicflatrockinc.org, or call me at 698-9380.

Galen Reuther

BE ON THE LOOK OUT FOR CHINESE WISTERIA

This plant looks great, smells good, but is worse than Kudzu. Chinese Wisteria is a deciduous woody vine capable of growing to a height of 40 feet. Stems can be up to 10 inches in diameter with smooth, gray-brown bark. Alternate, innately compound leaves are tapered at the tip with wavy edges. Lavender, purple or white flowers are fragrant, very showy and abundant and occur in long dangling clusters in the spring. Seeds are contained in a flattened, hairy, 6 in. long, bean-like pods. Chinese Wisteria can displace native vegetation and kill trees and shrubs by girdling them. This is a truly invasive plant that sends out runners in all directions.

The American Wisteria is not considered an invasive plant. The American Wisteria blooms later in the year than the Chinese Wisteria. The flowers on the American version are similar to the Chinese vine, but they tend to form clusters of flowers that are more compact. Their leaves are also boarder.

You can Google "Chinese Wisteria" and get lots of information including pictures about this terrible vine. If you don't have internet and you would like more information please feel free to call Bonnie Niehoff at 692-9732.

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 or 697-1809 for information .

CPR CLASSES

There will be CPR classes given in the Charleston Room on the following dates and times:

Wednesday, JULY 21 @ 0830 and 1230 (signup deadline is July 6th so we may order books in time)
Wednesday, SEPTEMBER 22 @ 0830 and 1230 (signup deadline is Sept. 7th)

If you took the class in 2008, your book is still good. Classes are open to all residents of Kenmure. This is a valuable skill set to have and there is comfort in knowing what to do in an emergency within your own family or in the community.

Please contact Bev Wistrand at wistrand3@morrisbb.net or 696-9449 to sign up. Each classes is limited to 8 participants.

Date Tait and Susan Delahunty, your American Heart Associated Certified Instructors

Kenmure Property Owners Association

I'm going to use my column this month to promote an upcoming lecture at Kenmure on July 22nd of 2010. The title of the lecture is "DECISIONS, DECISIONS" and will be about how to make good decisions and how to avoid making bad ones. As an example, your choice of whether to attend the lecture or not will test your decision-making abilities. No prize for guessing the correct decision!

Thanks to Mike Farmer, you might like to know that there are Sky Maps available either for free or for low cost on some cell phones. Mike has Google Sky Map on his Motorola Droid and I have Star Walk on my iPhone. These show details of the night sky including planets, stars, and constellations

LAST PUZZLE: The correct answer, solved by only four people (Jim/Nancy Kuersten; Ann/Ed Destremps; Madeleine Pennoyer; and Nancy Clement), was YES.

Anne is the only person whose marital status is unknown. If she is married, the answer is A) or YES :she would be the married person who is looking at an unmarried person (George). If Anne is not married, the answer is still YES: in this case, Jack is the married person, and he is looking at Anne.

NEW PUZZLE: This puzzle is for a FREE lunch at the club with Nancy & I. As usual, any ties will be resolved by selection from a Kenmure hat.

Ann Destremps went to a store in Hendersonville to buy objects for her house. When she had made her choice, the sales clerk told her she could have one for \$0.50; twelve for \$1.00; and 240 for \$1.50!

What was she buying?

Answers to: j.fishwick@att.net

DID YOU KNOW ?

Bob Wilson is the newly elected liaison for the Architectural Review Committee on the KPOA Board. Bob is also the Director of Insurance for KPOA.

The Kenmure Architectural Review Committee (KARC) is charged by the KPOA Covenants with maintaining the general harmony of exterior house design and quality to meet the standards of Kenmure. KARC is a busy committee meeting twice a month, reviewing all designs for new construction and renovations to existing houses. There are minimum house sizes in our covenants, as well as setback requirements from property lines. Color is an important consideration in maintaining our forest setting. KARC issues Kenmure Building Permits prior to start of new home construction and Kenmure Occupancy Permits on completion.

KARC also approves all landscape plans for new homes, as well as major modifications to landscaping of existing homes. Trees are an important part of the Kenmure community and KARC approval is required for trimming or removal of trees, with particular emphasis on protection of specimen plants.

This is a brief summary of KARC's responsibilities – if you would like to know more contact Bob or any member of the committee.

The members of the Kenmure Architectural Review Committee are:

| | |
|------------------------------|----------------|
| Chairman: | Bob Hribernik |
| New House Documents | Burt Richards |
| Architectural Design Advisor | Clyde Allen |
| Landscaping | Jerry McKay |
| Trees | John Millard |
| Alterations and Condos | June Rostetter |

The Director of Insurance coordinates with our Insurance Agents to maintain appropriate insurance policies and protection for KPOA.

Kenmure Property Owners Association

KPOA Services Committees

Kenmure is a special place largely because we have residents who take pride in their community and want to do their part.

The KPOA Services Committees consist of several small groups of volunteers dedicated to many behind the scenes activities.

KPOA Office: The KPOA Office is heartbeat of Kenmure. Under the direction of Julie Ashbeck, it administers the Gatesure system and operates efficiently and effectively through the efforts of several staff, who volunteer their time. Volunteers answer phone calls and e-mail messages; distribute mail to Committee members and Board members; provide necessary forms to residents and contractors; and answer a wide variety of questions from residents and potential residents. The KPOA Office is open Monday through Friday from 1:00 – 3:00 PM.

Welcoming Committee: The Welcoming Committee, chaired by June Rostetter, visits new residents of Kenmure. To make their transition a little easier, each household is given a packet of information about Kenmure and the surrounding community.

Kenmure Newcomers and Neighbors: When the Kenmure Newcomers began, many existing members were not eligible to join because they had been here more than three years. As the organization developed, it became very clear that no one wanted to leave the Newcomers group. In 2005 the problem was solved when membership was opened to all Kenmure property owners. Because a large percentage of members have lived here for five years or longer, the name was changed to Kenmure Newcomers & Neighbors (KNN). It has been and continues to be a great way to meet residents of this wonderful community. Their website, www.kenmurenewcomers.org, is the go-to place for activity selection, dinner sign-ups, photos, new member applications and other member news. Check it out. KNN is always at the forefront of social life in our beautiful mountain community

First Responders (CPR Program): The CPR program was established in 1992-1993 when a group of Kenmure residents took the two-day course at the Pardee Education Center at the Blue Ridge Mall. In 1993, Bev Wistrand, an RN and a CPR instructor, moved to Kenmure and began a program of certifying and re-certifying Kenmure residents. Since then, the program has been enhanced with the addition of the EAD (automatic defibrillator) and improving and simplifying of the program.

Over the years, we have had former resident, Dick Hunt, become an instructor, and we now have Dale Tait and Susan Delahunty, both RN's, as instructors, with Bev Wistrand as registrar. Classes are held in early summer and fall and are half-day sessions held in the Charleston Room. Kenmure has 116 trained residents who provide help in our color-coded areas as first responders. Security guards have also been trained, and they provide that service at night.

Emergency Contact: All Kenmure homeowners are requested to fill out and submit an 'Emergency Notification Card which is kept on file in the Gatehouse. A blank card is included in each welcoming packet. In the event of an emergency involving their property, residents will be contacted using the information entered on their card. In a medical emergency, family members can be notified. Blank cards are available at the front gate; once completed, they can be returned to the security personnel for filing.

Terri Edlestein is the volunteer who maintains the file, keeps a list of those who have submitted cards, adds and removes cards when properties are sold, and provides cards to all residents who decide to participate in the emergency notification program.

Quality of Life and Red Cross Blood Drive: The Committee is chaired by Kathleen Finigan and assisted by other volunteers, including Ruth Haines, Janet Keierleber, Dave Keierleber and Christina Thornton. In addition to conducting two blood drives each year, the committee arranges for special programs and presentations concerning planning for emergencies and health care and lifestyle issues.

Common Grounds: The mission of Common Grounds is to improve and maintain the planted areas in Kenmure as approved by the KPOA Board and to provide beautification and supervision for the common areas within the Kenmure Community. Chaired by Doug Watson, the Common Grounds include seven cul-de-sacs which have planted islands; the Pinnacle Mountain Rd. underpass; the Founders Dr. entrance plus several additional plantings of rose bushes along Founders Drive; and the Overlook/Kenmure Dr. intersection.

Adopt-a-Highway: This is a program sponsored by the North Carolina Department of Transportation, whose goal is to keep the roadsides clean of debris and thus present a more attractive look. Kenmure has participated in this program since 1990, when it took over a section of Route 25 (now Rt. 225), the Greenville Highway, from the Post Office to the entrance to Kingwood. The Kenmure gate is just about in the middle of that section. Kenmure Properties approved the idea from the beginning and since then has supported it by assigning one of their people to help. The current Kenmure person is Sam Beddingfield.

Chaired by Dries Jansma, the group conducts two pick-ups a month from April thru October and one pick-up a month, and from November thru March.

Street Directory – Eric Koopman

As the name implies, this committee, chaired by Eric Koopman, is responsible for maintaining the Kenmure directory of roads, streets, and cul-de-sacs. There have been few changes in the last two to three years.

Kenmure Property Owners Association

10 Kenmure Drive
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*Founded in 2002 Under
the NC Planned
Community Act.*



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EMERGENCY MANAGEMENT COMMITTEE

| | | |
|----------------------|------------------------------|--|
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