

Volume 8, Issue 3
July, 2008

KPOA OFFICE
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Kenmure Property Owners Association



KPOA REFLECTIONS

Congratulations to Julie Ashbeck and Larry Rostetter, recently named Kenmure Woman and Man of the Year. Julie and Larry were recognized for their sustained contribution in multiple areas relating to both the KPOA and the Club. We thank them for their work, and the many others who volunteer their time.

Each year the KPOA and KEI recognize volunteers for their significant involvement and contribution in KPOA and Club efforts. Approximately 110 individuals were invited to attend a co-hosted April event (along with their spouses), based on the amount of time they volunteered in 2007. In reviewing the invitation list for this year's recognition event, it was interesting to note the number of couples who gave their time and talents, and the number of individuals whose names showed up on both the KPOA and Club list.

Interesting, yes ... surprising, no. When Karen and I purchased a lot for our new home, we knew we had found a beautiful place to live. What we didn't know at the time was what this place called Kenmure was all about. We had to experience it firsthand to recognize what a strong community we live in. Its spirit and strength are exemplified by volunteers at all levels.

Many residents don't have the time or inclination to become heavily involved in KPOA operations. Yet, within this group, many participate in maintaining the Kenmure environment and thanks go out to those who:

- ✦ Seeing a small limb in the roadway, pull over and move it onto the shoulder ... or, if it's a large limb, take the time to report it to the front gate or Road Maintenance.
 - ✦ Acquaint themselves with KPOA Rules before beginning home or road right-of-way alterations, tree removal, etc.
 - ✦ Call the gate with details when they've witnessed unsafe motor vehicle operation on our roads.
 - ✦ Notify Road Maintenance when they see a road or right-of way problem.
- Take the time to offer constructive suggestions on how to improve Kenmure.

The above list could go on, but my point is that Kenmure depends on each of us to have a hand in maintaining our community. Our volunteers contribute significant time to this effort, but can't do it all. Your participation at any level is welcome.

I'd be remiss if I didn't also recognize the collaborative role KEI plays in this picture. In addition to actively marketing Kenmure, KEI (at no obligation) recently agreed to share the \$2500 cost of a new fire hydrant along Berry Creek Drive ... with the Hendersonville Water Department providing the labor at no cost to us. KPOA wishes to thank both partners.

We make it happen, working together.

Jim

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Kenmure Property Owners Association

KPOA Town Meeting Wednesday, August 13 ... 7 PM ... Charleston Room

KPOA TREASURER'S REPORT

Madeline Daubert, Treasurer

Due to the bankruptcy of Steve and Sylvia Ducote, assessments for their property at 144 Berry Creek Drive were uncollectible and have been written off; however, their \$1500 builder deposit was forfeited to KPOA. The property has been re-sold by the bank and the new owners have paid the assessment for the remainder of the year. All other assessments are fully paid, including penalties and interest charges.

KPOA is purchasing an owner management system, and the initial payment of \$15,818 has been made from the Capital Reserve account. Another payment of \$14,000 will be due upon final delivery of the system, which is expected in the next few months.

RECENT BOARD ACTIONS

The following resolutions were adopted by the Board during the second quarter of 2008:

Community Management System

Approval of supplier agreement to purchase community management system.

Annual Assessments

Requests for waiver of late-payment penalty fee denied for two property owners.

KPOA President granted discretion in applying late payment fee, based on circumstances.

Assessments for partially constructed, bankrupt property written off. Property recently purchased at auction; 2008 assessment prorated to new owner.

Emergency Communications Policy approved.

Water System Extensions

Authorization to pursue an agreement with KEI regarding possible future extensions of the Hendersonville water system to service KEI properties adjacent to Kenmure.

OK'd easement for water tap to service one single family residence adjacent to Kenmure, based on circumstances including Kenmure property owner agreement.

Upcoming Meetings

- Board Meetings...9:00am...Mansion, Card Room.
Open to all owners: time provided for owner comments at the conclusion of the business agenda:
Tuesday, July 15
Friday, August 15
Friday, September 19
- KPOA Town Meeting...Wednesday, August 13 ... 7:00pm...Charleston Room.

KPOA OFFICE HOURS

The Kenmure Property Owners Association (KPOA) Office is located in the Kenmure Sales Center at 10 Kenmure Dr., Flat Rock, NC 28731-8512. The usual office hours are Monday through Friday, from 1:00 PM to 3:00 PM. The office telephone number (as well as the fax number) is 828-692-2346. Please do NOT leave emergency telephone messages at this number. KPOA may also be reached by e-mail at kpoa@bellsouth.net.

Kenmure Property Owners Association

HERE HE GOES AGAIN

Last year, with the very generous support of the Kenmure residents, our own Dennis Romeo raised an incredible \$30,000 for the Henderson County Hunger Coalition. Let's keep it going this year! On September 20, Dennis will again walk ten miles in support of this worthy cause.

Let's support Dennis again this year, and see if we can beat last year's total. Make your pledge and then make your checks payable to the Henderson County Hunger Coalition.

KENMURE FIGHTS CANCER

Karen Skelton

Once more the wonderful people of Kenmure rose to the occasion to make the 2008 fight against cancer a grand success. Although the exact amount earned is not finalized, we're at the \$28,000 mark and still growing. We raised nearly \$1000 from the sale of Stars; \$750 from the Indiana Jones movie. The sale of "mulligans" to golfers and "Oh Alice's" to tennis players netted \$1200. To date we've earned nearly \$5600 from the sale of bracelets, and that amount continues to increase. Hole sponsorships brought in almost \$9000 and the silent auction raised \$8600.

If you attended the dinner or merely peeked in the Sears Dining Room, you saw the beautiful objects that were

donated for the silent auction. Quilts, an afghan, flower arrangements, and art were all offered for the auction along with great quantities of food, wine, desserts and complete dinners, all delivered to your home. No wonder the auction was so successful.

We are also grateful to all those who made cash donations. They are an integral part of our success, another testament to the generosity of our neighbors. Everything offered was created, donated and purchased by the wonderful people of Kenmure. We could not have accomplished so much without you. Thanks !

RECYCLING REMINDERS

All recyclables must be in blue plastic recycling bags. Cans, glass and plastic bottles may all be in one bag. Newspapers, magazines, catalogs and phone books may all be in another bag.

Cans: all food and beverage cans. Rinsed. No foil, pie plates etc.

Glass: only food jars and beverage bottles. Rinse and remove all lids and rings. No other glass or ceramic items.
Plastic: flattened milk jugs, drink bottles with #1 or #2 symbol (usually on the bottom) only. No detergent or shampoo bottles, no plastic tubs or any other plastic items.

KENMURE NEWCOMERS & NEIGHBORS

Our next dinner which is dedicated to welcoming the Autumn Season is on Friday, September 12th in the Charleston Room. We will be entertained by the absolutely fantastic Rane Stepp & Appalachian Fire bluegrass band. Come learn about music that is indigenous to this area of North Carolina as the group will play not only traditional bluegrass favorites, but also new compositions with lots of first rate "pickin." It is going to be a rock solid bluegrass show and a terrific way to jump into the autumn season!

See you in September for an exciting evening!

Kenmure Property Owners Association

ROAD MAINTENANCE

Each year the Road Maintenance Committee (RMC) surveys Kenmure roads to identify and correct visibility problems that may affect safe driving.

KPOA Regulations require that no plantings shall be added that will grow to within 4 feet of the pavement. Low growing shrubbery with a maximum height of 24 inches at maturity may be planted in the ROW but no closer than 4 feet from the edge of the pavement. Trees and shrubbery taller than 24 inches at maturity must be a minimum of 10 feet from the edge of the pavement.

RMC procedures include trimming anything within 2 feet of the roadway back to at least 4 feet from the road edge. Overhanging limbs and branches within 20 feet of the roadway will be trimmed and/or limbed to a level of 20 feet. Trees less than 4 inches in diameter causing a canopy or trimming problem will be cut down and removed.

Trimming operations will be conducted in mid summer.

TRAFFIC SAFETY ENFORCEMENT INFORMATION

Traffic safety on our roads throughout Kenmure starts with obeying the rules of the road. With all the hills, curves and blind driveways, it is imperative that our rules be observed. Areas of greatest concern are driving in excess of the posted speed limit, not stopping at designated intersections, and driving left of center.

There have been some instances of children driving golf carts on the roads of Kenmure. This is dangerous, and is not allowed under our rules and regulations, which require a driver of any motorized vehicle on Kenmure roads to have a driver's license. Thanks for enforcing this rule in your family and for visitors.

In the coming weeks, the Security Committee will be implementing an active enforcement policy of our traffic rules. These rules apply not only to residents, but also guests, employees of KEI, construction, service and delivery personnel. Kenmure's security guards will have the primary responsibility of enforcing our traffic rules. They will, from time to time, actively patrol our roads observing traffic flow and, when necessary, issue a warning to anyone in violation.

We ask that our security guards be treated with the utmost respect should they stop and warn you. Our security guards will treat you in a like manner. Residents may also file a violation report or a traffic rule offender at the guard gate. Please include all pertinent information, including the name of the person making the report. The security staff will investigate all such filed reports before forwarding them to the Security Committee for further follow up in accordance with our "Traffic Safety Enforcement Policy".

With your help, we hope that these new procedures will make our roads safer to drive.

Noise

There have been some instances of construction and service people and residents working beyond 5:30 P.M. and on Saturday making noise which has bothered neighbors. Under our rules and regulations, late work is allowed on weekdays, and on Saturdays, but not work that involves heavy construction trucks, nailing, power blowing, chain saws, etc., that make noise. Thanks also for enforcing this rule in your neighborhood. Call the Security Officer at the front gate to report any problems.

There continue to be problems with excessive barking by some dogs. If it's barking, bring the dog inside so it only bothers you.

Kenmure Property Owners Association

CPR CLASSES

CPR classes will again be offered this Fall to Kenmure residents. No previous CPR experience is necessary. The cost of the class is approximately \$20.00 for the book and American Heart Association card. If you took the class in 2006, you need not purchase a book.

The classes will be offered in the Charleston Room at:

8:30 AM and 12:30 PM on Wednesday, Oct. 15th

8:30 AM and 12:30 PM on Thursday, Oct. 16th

Please contact Bev Wistrand to register for a class. E-mail.... wistrand3@mchsi.com....or phone, 696-9449

A BREAK FROM GOLF AND TENNIS?

John Fishwick

Are any of you Kenmure members ready for a mental challenge now that Trivial Pursuit has got you thinking? Well, if so, here is a list of lectures that I will present at the Blue Ridge College (BRCC) in September. These are all guaranteed to exercise the little gray cells.

Mon Sept 8th at 1.30 pm. **CRITICAL THINKING:** The ways in which we think and the elements of logic, so gaily abandoned by our political candidates, will be examined and discussed.

Mon Sept 15 at 1.30 pm. **RECENT DEVELOPMENTS IN GLOBAL WARMING AND THE KYOTO AGREEMENT.** The arguments pro and con global warming will be discussed with emphasis on climate change from the origin of the Earth 4.6 billion years ago to the present day. Astronomical causes of climate change will be presented and the viability of alternative energy sources will be outlined.

Mon Sept 22 at 1.30 pm. **THE RELATION BETWEEN ART AND SCIENCE.** Various works of art will be shown and speculation presented that painters such as Picasso, Manet, Dali, and others may have known about the advances in science when they produced their masterpieces.

Mon Sept 29 at 1.30 pm. **A QUESTION OF VALUES.** The nature of ethics and morals will be discussed and the audience invited to offer their opinions.

Last Puzzle: The other two were women! Correctly solved by: Shirley Behley; John Crawford; Ed & Ann Destremps; Peggy Bass; Sogi Soder; Merrily Thomas; and Don & Peg Reger.

New Puzzle. This one is for a FREE lunch for two at Kenmure with John & Nancy Fishwick.

Please interpret the following :

11 was a racehorse

12 was 12

1111 race

12112

(Answers to: j.fishwick@att.net)

Kenmure Property Owners Association

Railpen Gap Park

The “Welcome to Spring” party was finally held on May 10th. Again, because of bad weather on the original April date, the backup rain date was required. About 60 property owners enjoyed the park beauty, good food and conversation. Since the April date has caused problems in the past three years, I think we will schedule a May date in 2009. On June 26, members of the local AAUW chapter toured the park and learned of its history. Margaret Wagner explained how the human sundial was installed.

With great assistance from Paul Couvillion, one of the watering zones was upgraded, and we added a sprinkler to another zone to cover a back berm. The plan is to add another zone this summer to reduce the amount of hand watering required for the recently planted flowers.

With the help from several members of the Garden Club, about 100 flowers were purchased and planted this spring. With the addition of these flowers, the park will have continuous blooms during the spring through fall periods. We certainly appreciate the continuing commitment from the Garden Club.

Based on suggestions from owners with grandchildren, we are planning to add tetherball in the lower park area. This will complement the children’s horseshoes. We expect to add the tetherball in July. Watch for emails when it is ready for play.

Because of the popularity of the spring party, we may decide to hold another party this fall, which will be announced by email.

Warner Behley & Sherry Preisler

KENMURE GARDEN CLUB

This spring and summer are very active times for the Kenmure Garden Club. The club has presented interesting programs on Container gardening, Drought Resistant Plants and Wildflowers. This summer the club members invited the Newcomers Adventurers to join us on a tour of the newly renovated Courthouse. In July there will be a program on Japanese maples presented by Nichols Nursery. The Kenmure Garden Club was honored to be asked by the Flat Rock Village Hall to design and plant some flower beds in time for this year’s Ice Cream Social. The club is proud to have made this wonderful contribution to this summer’s community event!

This summer the Garden Club, in conjunction with the Railpen Gap Park Committee, will be installing a tetherball game in the park by the horseshoe toss. This will be fun activity for children and grandchildren! This fall the Club hopes to have a garden tour of several Kenmure gardens. It’s always inspiring to see our neighbor’s use of space, plant materials and hardscape.

The Garden Club meets the second Tuesday of the month at 3 pm at the Clubhouse. It is not necessary to be a KCC member to join the Garden Club. All Kenmure residents are invited to attend and enjoy the Garden Club programs and events!

Thank You

We would like to thank all our Kenmure friends and neighbors for their thoughts, prayers and condolences during the hospitalization and subsequent passing of our daughter, Kathy. It has really been a great comfort to us at a most difficult time in our lives. We are truly grateful and blessed to be living in such a caring community.

Marie and Dick O’Connor

Kenmure Property Owners Association

Connected!

We now have a computer with internet capability in our Guard House. The Kenmure site supervisor for Wackenhut is Chuck Rucker. If you have any questions concerning security or have noticed something that our Security Staff should be aware of, please call the Guard House at 692-8104 or email them at KenmureS@bellsouth.net. Each of us can help improve the Kenmure Community by advising our security staff of abnormal or suspicious activities.

Does Anybody Have an Opinion ?

In the last newsletter, in an effort to obtain input from our residents, the KPOA board commenced a series entitled "Does Anybody Have an Opinion ?

It seems that the resounding answer is...NO ! Very few of us have an opinion on the way things happen in Kenmure. The Board was seriously underwhelmed with the grand total of THREE responses ! That does seem rather strange in that we hear many opinions announced while on the golf course or at social functions.

Because we're sure that opinions do exist, we're going to give us all a mulligan and ask the same question again.

The question is:

Is enforcement of the KPOA Rules and Covenants too strict, about right or too loose ? Please cite an example of your opinion to "too loose or too strict."

Let the KPOA Board know how they are doing. Your opinions will be tabulated, summarized, and reported in the newsletter.

Please e-mail your response to KPOA@bellsouth.net OR

mail to: Kenmure Property owners Assoc
10 Kenmure Dr.
Flat Rock 28731

OR Drop off at the KPOA Office

Operation Paperback

Marion Keenan & Jim Mosakowski

Please continue to deposit good-condition, current paperback books in the closet of the Kenmure library. Thank you on behalf of our women and men serving in the Middle East.

KPOA Town Meeting
Wednesday, August 13 ... 7 PM ... Charleston Room

Kenmure Property Owners Association

10 Kenmure Drive
Flat Rock, NC 28731-8512

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



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2008 KARC Roles & Responsibilities

- Chairperson:** Mike Alden; 165 Old Poplar Lane; 698-7578; attyalden@aol.com
Secretary Backup
- Secretary:** Janet Johnson; 708 Kenmure Dr; 697-2272; janet.johnson@cjconsult.com
Trees Backup
- New House Documents:** Ken Jones; 167 Old Poplar Ln; 698-1168; jkennethjones1@cs.com
New House Inspection Backup
- Landscaping:** Alan Van Ostenbridge; 137 Berry Creek; 698-3599; javano137@hotmail.com
KARC representative to Emergency Management Committee
- Trees:** Bob Wilson; 338 Kenmure Dr.; 698-4346; bobpatwilson@juno.com
Landscaping Backup
- New House Inspection:** Bob Hribnik; 107 Pinnacle Peak Ln; 692-3541; hriur@aol.com
New House Documents Backup
- Existing House Alterations:** Linda Mensch; 104 Tarnhill Drive; 693-3817; linda.mensch@gmail.com
Condominiums Backup
- Condominiums:** George Roberts; 510 Cobblestone Lane; 692-7028; gbrjr@bellsouth.net
Existing House Alterations Backup
- KPOA Liaison:** Bob Falat; 215 Fern Creek Drive; 697-1274; rpf4@bellsouth.net
Insure effective interface between KARC & KPOA