

Volume 8, Issue 2
May, 2008

KPOA OFFICE
10 Kenmure Dr. 692-2346
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Kenmure Property Owners Association



KPOA REFLECTIONS

In the last newsletter, I highlighted the improvement of KPOA operations as a key area of focus for the Board in 2008. Specifically noted were the needs to establish objectives with impact beyond a calendar year; the capture and recording of critical knowledge and procedures; defining repeatable processes; and improving communications across the organization as well as among KPOA members. I'm pleased to report that we've made substantial progress in these areas.

A set of objectives for 2008 was developed early in the year, at a Board working session with the chairs of the operating committees (architectural, road, and security). The 2008 objectives are listed here, along with brief comments relative to progress toward achieving each objective:

Establish a collaborative environment

The operating committee chairs now attend quarterly Board meetings in order to facilitate more timely decisions, as well as provide more continuity across the annual change of Board & committee members

Investigate the need for a KPOA business administrator

This topic has been discussed for years, and received attention when mentioned at last December's annual meeting. As you might imagine, opinions abound. The goals of this investigation are to understand KPOA's business needs; determine if they can be met with the existing volunteer-based organization, summarize alternatives, and solicit owner feedback. Our plan is to have information for review at the August "town meeting."

Evaluate KPOA budget reserves ... Recommend changes if needed

KPOA currently has four budget reserves, the biggest being for road overlay. With knowledge accumulated in maintaining Kenmure roads, it's prudent to review the methodology used to fund and manage this reserve. Recommendations for overlay, along with the reserves for capital expenses, gate equipment maintenance and storm expense, will be ready for the budgeting cycle.

Establish and communicate KPOA security goals

As mentioned in the last newsletter, the Wackenhut Corporation is now KPOA's security company. This provides an opportunity to review and update KPOA's goals for security, and have Wackenhut establish the supporting procedures. Information will be provided to you as available.

Improve owner information management

Well managed information will become increasingly important to KPOA's continued operation as a volunteer-based organization. Toward this end, a review of current document retention practice is being undertaken, in concert with the implementation of a community management system. (More details follow in the article on Board actions.)

Implement & test the KPOA emergency management plan

You may be aware that the Emergency Management Committee has, over the past couple of years, worked to develop an emergency response plan (well ahead of any communities in the area). The committee tested the emergency notification system in February with excellent results, and plans to do a simulated evacuation this summer with observation by local fire and county authorities.

Finally, while not a stated objective, the Board is committed to providing you with information on a regular basis. A summary of recent Board actions appears in an article inside, and will be an ongoing feature in the KPOA Newsletter.

Thanks for your continued support,

Jim

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Kenmure Property Owners Association

COMMUNITY CONCERNS

With Spring upon us and Summer just around the corner, we want to remind our residents of the importance of knowing and adhering to the KPOA Covenants and Rules and Regulations, especially as they pertain to our pets and upkeep around our home.

Please keep dogs on leashes when out walking and be sure to clean up after them. Excessive barking can be a real nuisance as well, so be mindful of disturbing your neighbors. Please keep your dogs inside when you are not home or consider fitting them with barking collars.

Keeping the exterior of our homes, yards and areas adjacent to our homes and roads clean and tidy helps maintain property values within the Kenmure community.

If anyone has a concern or complaint, please be

neighborly and speak to the offending resident first in an attempt to resolve the issue. If unsuccessful, put your concern in writing (form available in the KPOA office or on our web site) and leave it in the office. It will be referred to the appropriate committee for review and resolution.

Thank you for your understanding and cooperation; and thank you for making Kenmure such a great place to live.

COMMUNITY CONCERNS COMMITTEE:

Barbara Beckerman, Peter Mackinnon, Beckie Ouderkirk, Gloria Richards.

KENMURE SPRING BLOOD DRIVE

The Kenmure Spring Blood Drive will be held on **Thursday**, May 22, 2008 from 1:00 until 5:30 in the Charleston Room. An I.D. is required. You can make an appointment by calling 693-5605. We're looking forward to seeing you there !

Ruth Haines (696-4399) Quality of Life Committee

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 PART TIME RESIDENTS

Are you sick and tired of missing all of the wonderful articles and deft prose of the KPOA Newsletter, or other Kenmure information ? Perhaps you can cure the problem. To assure that mail directed to you is sent to the right address, please let Al Beers know when you change your mailing address. Either telephone @ 828-697-6297 or e-mail albeers_97@yahoo.com and let him know the effective date of your mail change.

CPR

We are going to hold CPR classes for all those certified in 2006 in June, July and October and for those wishing to become CPR trained. Our dates are as follows: June 18th & 19th (Wed & Thu); July 16th & 17 (Wed & Thu); Oct 15th & 16 (Wed & Thu). There are two sessions per day with a limit of 8 participants per class. Sign up is on a first come, first serve basis. We soon will send out e-mails to those on our lists with instructions on how to enroll, then open it up to the community. If needed, we will add classes, but for now we believe we can cover everyone with this schedule. Looking forward to seeing you doing those compressions.

Your CPR Committee: Dale Tait & Susan Delahunty

Kenmure Property Owners Association

Kenmure Garden Club Notes

The Kenmure Garden Club is having an interesting and exciting Spring! The February program featured "Birds in the Carolinas" presented by Simon Thompson who writes a column for the Times-News. In March the club was treated to a program on "Container Gardening" by Joel McCraw of Linda's Plants. April's program was "Drought Resistant Gardens" by Laurie Brock. Club members also assisted in mulching the Railpen Gap Park gardens and helped place new railroad tie barriers in the park as part of the Spring refurbishing.

The Kenmure Garden Club welcomes all residents of Kenmure to attend these lively and wonderfully informative lectures held the second Tuesday of each month at 3:00 PM at the Club House.

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RECENT BOARD ACTIONS

- The following resolutions were passed by the Board during the first quarter of 2008:
- Committee Approval
- Community Management System Committee established as a permanent committee.
- Committee members approved for 2008.
 - Per KPOA By Laws: "... all committees shall be appointed by the Board as soon as practical after each annual meeting, to serve from the close of such annual meeting until the next annual meeting."
- Community Management System (refer to February KPOA Newsletter for background.)
- Approval to negotiate for the purchase/lease of a community management system. Budget estimate of \$37,500 for 2008 (from capital reserve). Final terms reviewed; proceed with purchase.
- Annual Assessments: Homes
- Clarified that the assessment rate for a residential lot changes to that of a Family Dwelling Unit when an Occupancy Permit is issued for a Family Dwelling Unit by KPOA.
- Board Minutes: available for review in the KPOA office; summary of minutes on KPOA website
- "Missing" Fire Hydrants: Refers to lack of hydrants within 500 feet of a property. Two locations identified as underserved and practical for installation. Water department will provide free installation; KPOA to pay for materials. Motion approved to spend \$4,500 to install two "missing" hydrants. Developers have been asked to share cost.

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DELINQUENT ASSESSMENT REPORT

It is the policy of KPOA to publish a listing of the accounts that have not paid their 2008 assessment, and/or the penalty and interest charges added because payments were not received within the allowed deadline.

As of 4/15/08, the following have not paid their assessments and/or associated charges:

T. & A. Beeker, J. & M. Caserio, S. & C. Housefield, W. & P. Kendrick, M. Myers, J & S Madaffer, C. Sinclair & M. Burke, and C. & M. Swain.

If payment in full is not received by May 31, 2008, liens will be placed against these properties. A lien can affect a credit rating. It is hoped that this collection step will not be required.

Steve and Sylvia Ducote have not paid assessments for 2007 or 2008 on property at 144 Berry Creek Drive. A lien was filed in June 2007 and KPOA is awaiting settlement of the Ducote bankruptcy.

Madeline Daubert, Treasurer

Kenmure Property Owners Association

KENMURE FIGHTS CANCER

Fundraiser at Flat Rock Cinema

Howard Moulton, owner of Flat Rock Cinema, has generously agreed to let us fill his theater to earn \$\$\$\$ for our "Kenmure Fights Cancer" fundraising event. "Indiana Jones and the Kingdom of the Crystal Skull" starring Harrison Ford will be released in May, and the evenings of Tuesday the 27th and Wednesday the 28th have been set aside for Kenmure residents, families, and friends. *Help us sell out the 75 seats nightly!* This is an easy and fun way for Kenmure to earn dollars to benefit Pardee and Park Ridge Hospitals.

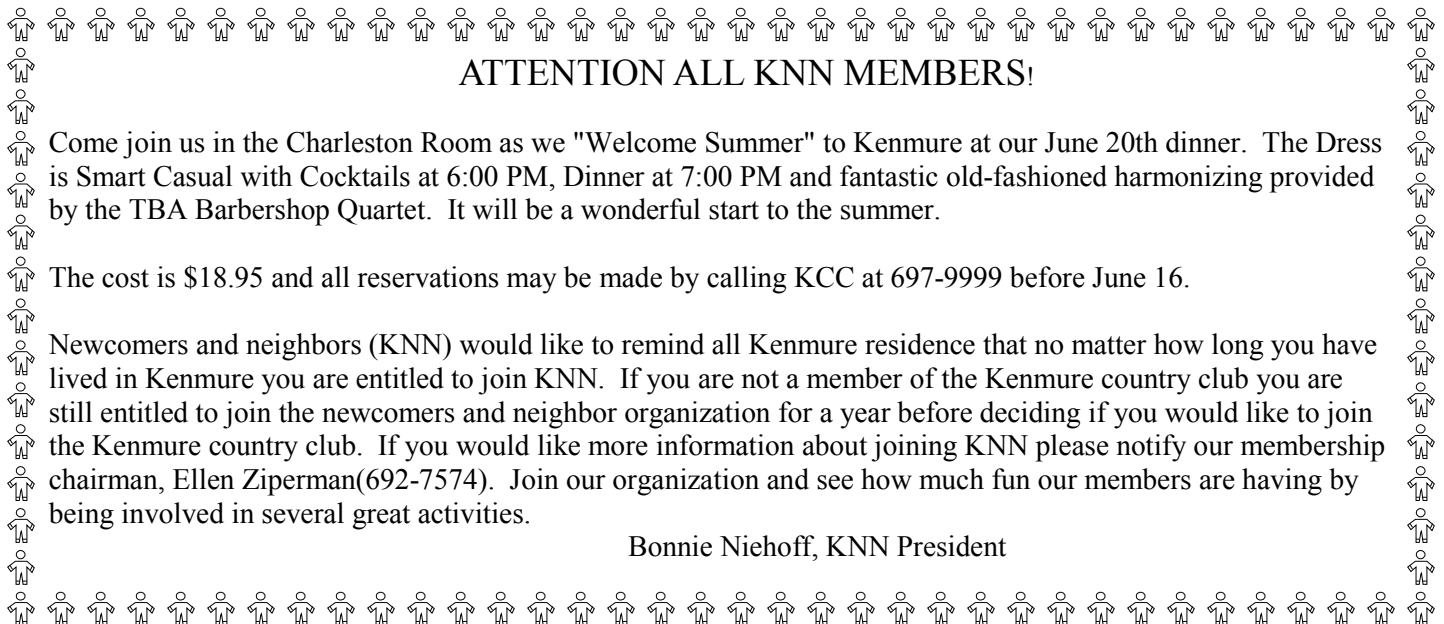
Tickets are \$10.00 per person for both Club and non-Club members. *Kenmure Fights Cancer* will receive \$5.00 for each ticket sold. Call either Jackie Murrill (698-8360) or Bonnie Niehoff (692-9732) by Thursday, May 15, to reserve your tickets. Club members' tickets will be billed to their accounts; non-Club members may pay cash. There will be no refunds once reservations are made.

Doors open a half-hour before show time. Plan to eat at the theater - among other tasty treats, they now are offering Green River Barbecue! If you cannot attend, consider it a donation to the theater and our fundraising efforts. Once your reservation has been made we will deliver your admission ticket for the event.

K.F.C. REDRUX

Don't forget to buy your *Kenmure Fights Cancer* bracelet! Whether in awareness of a particular cancer, or perhaps it's your school colors or it just happens to match an outfit, there is a bracelet for you! There also is a beautiful multi-colored bracelet that is the *Kenmure Fights Cancer* signature bracelet, designating our awareness of all cancers

Bracelets available in the Pro Shop are \$12.00 Custom bracelets are \$15.00 You may either charge your Kenmure account or write your check to KENMURE FIGHTS CANCER. Custom orders are available - email Melinda McCormick at mms128@mchsi.com



ATTENTION ALL KNN MEMBERS!

Come join us in the Charleston Room as we "Welcome Summer" to Kenmure at our June 20th dinner. The Dress is Smart Casual with Cocktails at 6:00 PM, Dinner at 7:00 PM and fantastic old-fashioned harmonizing provided by the TBA Barbershop Quartet. It will be a wonderful start to the summer.

The cost is \$18.95 and all reservations may be made by calling KCC at 697-9999 before June 16.

Newcomers and neighbors (KNN) would like to remind all Kenmure residence that no matter how long you have lived in Kenmure you are entitled to join KNN. If you are not a member of the Kenmure country club you are still entitled to join the newcomers and neighbor organization for a year before deciding if you would like to join the Kenmure country club. If you would like more information about joining KNN please notify our membership chairman, Ellen Ziperman(692-7574). Join our organization and see how much fun our members are having by being involved in several great activities.

Bonnie Niehoff, KNN President

Operation Paperback

We're into our 4th year with this program of sending paperback books to our troops, collecting 517 books in 2005, with 509 and 392 the following two years. This year you're on a pace to exceed these numbers, with 178 books year-to-date. Please continue to deposit good-condition, current paperback books in the closet of the Kenmure library. Thank you for the continued support.

Marion Keenan & Jim Mosakowski

Kenmure Property Owners Association

MAKING A DIFFERENCE

Margo Eld is one Kenmurian who is definitely making a difference! Born in New Jersey, she was an adventurous child who loved the outdoors and always wanted to Fly. Margo retired to western North Carolina in 1993 after a most interesting career. After graduating from Wells College in the 1960s, finding a meaningful job was not an easy task, especially for a woman in a "men come first" business atmosphere. Then came an promising offer from an all female corrections facility in Trenton, NJ. They were looking for a female college graduate to run their operations center. She took the job, and enjoyed a wide variety of responsibilities. But she still wanted to fly!

Her first serious foray into the world of flight was in a hot air balloon. She was so intrigued, she bought one of her own, keeping it for ten years. She attended rallies across the country, and became a member of the International Women's Pilots Association and was certified for commercial flights. In 1982, when her hot air balloon was beginning to show some age, she obtained her fixed wing license. While she still owned her balloon, she purchased her first plane, a Musketeer. In 1986 she upgraded to her present plane, the Bonanza. Talk about an impressive inventory! Even Margo's enthusiasm for flying couldn't make use of all three, so her plane of choice is the powerful Bonanza, now kept at the Asheville airport.

This good lady doesn't just fly for fun. She flies "Angel Flights" whenever the need arises. So often those with serious illnesses require special treatment in other parts of the country. If they can't afford to get to that medical facility, or specialist, an "Angel" is asked to provide transportation. Margo has many touching stories about her seriously ill passengers, little children to adults, some of whom had never before flown in a small plane. The flights are usually two hours in length then another "Angel" takes over. All expenses are born by the "Angel".

To name a few other accomplishments - Margo is a certified scuba diver and sailor. (She and her husband Terry own an Island Packet cruising sailboat kept in South Carolina.) She takes classes at the John Campbell Folk School and has compiled a cookbook "Cooking with the Asheville Mushroom Club". In their spare time, she and Terry maintain a 3 1/2 mile stretch of the Appalachian Trail and take special care of their two cats Cassie and Baxter. Say hello to Margo and thank her for her good deeds when you see her at the Club or at the Flat Rock Tailgate Market!

Galen Reuther

Does Anybody Have an Opinion ?

In an EXCITING new series, the KPOA Board has decided to have an ongoing dialog with you, our constituency. In each publication, we will ask you a question concerning your conception of how the Board is functioning.

This month's question is:

Is enforcement of KPOA Rules and Covenants too strict, about right, or too loose?

Please cite an example if your opinion is "too strict" or "too loose".

Let the KPOA Board know how they are doing. Your opinions will be tabulated, summarized, and reported in the next issue. Your reply may be sent to:

KPOA@bellsouth.net; or
Kenmure Property Owners Association,
10 Kenmure Dr., Flat Rock, NC 28731 or

drop off at the Kenmure Office

DO YOU HAVE AN OPINION?

Kenmure Property Owners Association

Emergency Contact Information

WHO: All Kenmure residents*

WHAT: A card with your essential contact information kept on file

WHERE: At the Kenmure Gatehouse

WHY: If an emergency occurs in your home (fire, flood, etc) while you are away, or in the event of an accident or health emergency, you, a family member, and/or a designated neighbor will be contacted.

HOW: You can pick up a blank card at the gatehouse, or contact Terri Edelstein 696-4071. Association presidents will have cards available at the annual meetings.

** If you've previously submitted a card, please make sure your information is current. Many residents haven't updated their contact information in 5 years.*

Questions? Call Terri (696-4071)

Kenmure Emergency Broadcast System

The Kenmure Emergency Broadcast System test in February went very well. One test was completed for telephone and one for email. The 568 telephone messages went out in a total of 15 minutes, the 428 emails in just over 2 minutes. Remember when you receive a call, there can be a pause of 5 seconds before the announcement begins after the phone is picked up. Those with Caller ID will see a local number (692-2346) displayed to help differentiate between nuisance calls and others. Remember that the Emergency Hotline (696-8805) is a passive system, you must call it for information on Road Conditions and Power Outages.

Telephone numbers for those who may be summer residents are kept in the database, even though the number may be disconnected during the winter months. If for any reason, you do not have a telephone number listed with KPOA, you may wish to reconsider as we will not have you in the emergency database. Should you change telephone numbers (or email addresses), please be sure to notify the KPOA office promptly.

Please remember that some of our neighbors may not have email or may be hearing impaired and not aware of a notification call. In those cases we ask that you take the responsibility of notifying them of any emergency announcements which might otherwise be missed.

Alan Van Ostenbridge
Emergency Communications Coordinator
(828)698-3599 Javano137@hotmail.com

New NC License Plates Need for Updating Bar Code Info

All NC license plates will be replaced this year with new ones, and they most likely will not be the same license plate numbers unless you have a "special plate". **When you receive a new license plate, either NC or another state, please E-mail your new license plate number, the state of registration, your make, model, year, and color of the car, and the bar code number on your vehicle (on the long side of your bar code sticker) to kpoa@bellsouth.net.**

This information can also be mailed to KPOA Office, 10 Kenmure Drive, Flat Rock, NC 28731, or phoned in to 828-692-2346 between 1 p.m. and 3 p.m. Monday through Friday. A copy of your registration and the bar code number can also be dropped off at the office in the Kenmure Sales Building and left in the mailbox outside the KPOA office door at any time 8 a. m. to 5 p.m., Monday through Friday.

Thank you for your cooperation from the KPOA Security Committee.

Kenmure Property Owners Association

Kenmure Traffic Safety

It's Springtime, and we regularly have an awareness period for emphasizing the importance of Traffic Safety in Kenmure. We have had a fairly "laid back" approach to traffic safety here, and although we now have the capabilities of bringing licensed officers into Kenmure from Wackenhut that can write traffic tickets, we have elected not to do so. We will continue this policy, unless circumstances change.

Here's the problem: **we have many good drivers and a few rule breakers that go beyond reasonable.** Many of us do "rolling stops" at stop signs, and many of us are a little faster than 25 MPH on some hills and straight stretches. Even NC police will give a little slack on speeders 5-7 MPH over the limits, but generally no slack on stop signs.

We have some residents and some visitors/contractors/subs who excessively speed down the roads, cross over the solid center line, pass cars, and routinely disregard stop signs.

The Security Committee will be working on more active enforcement this year than in the past. It is only a matter of time before we have a fatal accident due to unsafe driving. We will be using a speed gun, 2 way radio capabilities, and personal awareness warnings for drivers. If the driving infraction is a flagrant violation of our rules, then a fine of up to \$100 may be imposed, consistent with the KPOA Declaration, Bylaws, Rules and Regulations. If contractors (all types) are involved, then access to Kenmure may be denied.

Railpen Gap Park

Its looks like the Park survived the winter with little loss of its plantings. Plans have been made to add flowers this year in raised beds at various locations along the paths. These flowers will add color to the Park during the summer. We greatly appreciate the donation to our flower fund and, of course, would welcome additional support. We also have installed new railroad ties that improve the Park's entrance.

We want to thank KEI for its donation of mulch and the spreading of some of this mulch in the upper parts of the Park, thus saving our volunteers this work. We also are receiving the dirt from KEI for the raised flowerbeds. We certainly appreciate their continued support.

We are also pleased that the Kenmure Garden Club will again assist us in the selection, planting and maintaining of the flowers and shrubs. Their support last year was a welcome addition to our volunteers, and we are very glad that it will continue again this year.

We certainly hope that all who attended our "Welcome to Spring" party enjoyed the fellowship, good food and the beauty of your homeowners' park. We urge everyone to stop by and see the progress made since last year.

Warner Behley and Sherry Preisler

Right of Way

Kenmure Road Maintenance Committee manages over 20 miles of road along with the related right-of-way that is owned by Kenmure Property Owners Association. The actual width and ownership of the right-of-way and the responsibility for it (on each side of the road) can be as much as 21 feet from the edge of the road; however the practical application for property owners when considering alterations and restrictions is generally understood to be within 10 feet of the road's edge.

Property owners are encouraged to beautify the right-of-way adjacent to their property; but no project can be undertaken that would affect drainage, safety or aesthetics without first getting a written approval of Kenmure Road Maintenance and/or Architectural Review Committees.

For a complete and detailed description of restrictions, rules and responsibilities please refer to you Rules and Regulations publication.

Kenmure Property Owners Association

Kenmure Gate Access Important Issues for Residents and Your Visitors

The Security Committee has received several concerns and suggestions from residents about the process for gate entry for themselves and for visitors. It is hoped the following will help clarify the process we have asked our Security Officers to follow.

Residents with active bar codes should use the right lane for entry.

When your vehicle enters the gate area, the bar code sticker on your left rear window is scanned by the infrared reader, and the gate opens. **Please note: never enter the gate area directly behind another vehicle** (i.e. don't follow too close), because the gate is programmed to close after each vehicle exits past the gate arm due to the action of the magnetic sensing device in the arm mechanism (white box). **If you follow too closely, the gate arm may close on top of your vehicle and do damage.** This is the reason for the yellow warning sign between the two entry lanes as you enter the gate areas.

The next concern: Bar Codes are sometimes deactivated for various reasons: **you buy another car, and sell your old car. The old bar code should be scraped off, and you should notify the KPOA office to deactivate the code. Your new car bar code is good for 60 days only, until you get your permanent registration after 60 days, at which time you must stop by the KPOA office with your registration to have the bar code permanently activated. If you don't do this, your bar code, even though it is the same sticker as when it becomes permanent, will stop working after 60 days.**

This is sometimes viewed as very inconvenient. "Why don't you just issue us bar codes, and trust us to do the right thing?" We wish it was that simple. We must keep up with a bar code being on a resident's vehicle, and be assured that vehicle is still owned by the resident, because cars are in a regular state of change in most households. We are a gated community, and most residents have security expectations that insist we know what's going on, and that the bar code system isn't being misused.

The Security Officers need to insure the recognition or identification of the person entering either gate, and if the bar code, for whatever reason, is not working. If the Officer recognizes the driver in a car with a non-working bar code, the Officer may suggest you back up and try to activate the gate again. If this doesn't work, you will be waved through, and the Security Officer may suggest you stop by the KPOA office to check the status of your bar code. If the Officer doesn't recognize the driver with a non-working bar code, he/she will ask for identification and then wave you through. **We request you do not become upset with the Security Officer when your bar code does not open the gate, and he/she asks you for identification. We cannot expect Security Officers to recognize everyone, and they need to insure the security of Kenmure, as that is what we are paying them to do.**

Another example: when cars are sold, if bar codes remain on them they should be deactivated (because you told the KPOA office to do so). If the buyer of your old car came to Kenmure, came up to the gate, and the Officer saw the bar code, and just waved them through, we could be allowing "anyone" into Kenmure. **A Security Officer should never wave anyone through with a non-working bar code on their car that they do not know is a resident of Kenmure.**

Visitor Process: When you are expecting a visitor to your home:

Please call the Gatehouse and let the Security Officer know when the visitor is expected to arrive, how long they will be staying, and whether or not you wish to be called when the visitor arrives. The Security Officer will prepare a Visitor Pass for the visitor to identify the vehicle as a visitor in Kenmure, to allow the visitor easy gate in access during the time they are cleared to visit (the expiration date will be on the Visitor Pass)

Kenmure Property Owners Association

Gate Access (Con't)

The Visitor Pass system will apply to all family and friends visiting, and for other visitors you have cleared to come to your home. Regular lawn, HVAC, painters, exterminators, utility and delivery vehicles (FEDEX, UPS, Mail) in Kenmure have not routinely been given passes due to multiple clients, but they are regularly asked their destination, and the Security Officer should call the resident being visited to let them know the service provider is on the way. **You should tell the Security Officer whenever you are expecting a service company at your residence, unless you don't mind sometimes being surprised. Many of us are a little slack in this area.**

If a visitor of any type arrives other than a regular service provider described above, and tells the Security Officer they are expected at your home, but you failed to tell the Officers you expected them, an Officer will call you to verify you are expecting the visitor. If you do not answer the phone, a message will be left stating that you have visitors, but the visitors will not be allowed to enter Kenmure until you have cleared them.

The only exception to this is if you have a regular visitor, and you write and sign instructions to the Security Officers that they are always to be admitted, and that you do not need to be called. They will then be allowed to enter. Having this in writing protects you and the Security Officers in case of a misunderstanding.

Any resident who wishes to receive more information about the above processes used at the front gate or who wishes to express concerns about front gate security practices, should contact the Security Committee directly through any of its members (in The Kenmure Directory, or on the www.kenmure.org web site), or directly to the Security Committee Chairman, Brian Dillon, at bdillon29@mchsi.com, or 698-5561. Thank you.

BIBLE STUDY

Many Kenmure ladies meet weekly on Wednesdays (September through April) for a non-denominational, discussion-format Bible study. Please feel free to join us. Contact Lisa Henson at lwhenson@bellsouth.net or 697-1809.

OBSERVING MERCURY FROM KENMURE

The solar system's innermost planet and the hardest one to see, Mercury, will lie relatively far from the sun in May. On May 6th, you will see a crescent moon 3 degrees to Mercury's upper right. Mercury reaches greatest elongation on May 13/14, when it lies 22 degrees east of the sun. So, get your binoculars out at sunset during May and see the elusive planet mercury, but do not, repeat not, look at the sun (to avoid serious eye damage).

LAST MONTH'S PUZZLE:

The question was: What letter would logically replace the question mark in the sequence: AEFHIKLMN? The answer was T; the next letter with only straight lines. This was solved by ONLY TWO people- Ann Destremps and Norah Schumacher. Perhaps the rest of Kenmure were hibernating for the winter!

NEW PUZZLE:

I had to meet an American, an Australian, and a South African at the Asheville airport, one of them was called Bruce and I was able to identify him immediately despite never having met any of them previously-how?

Answer to: j.fishwick@att.net

John Fishwick

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

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Secretary Backup

Janet Johnson; 708 Kenmure Dr; 697-2272; janet.johnson@cjconsult.com

Trees Backup

Documents: Ken Jones; 167 Old Poplar Ln; 698-1168; jkennethjones1@cs.com

New House Inspection Backup

Alan Van Ostenbridge; 137 Berry Creek; 698-3599; javano137@hotmail.com

KARC representative to Emergency Management Committee

Bob Wilson; 338 Kenmure Dr.; 698-4346; bobpatwilson@juno.com

Landscaping Backup

Inspection: Bob Hribernik; 107 Pinnacle Peak Ln; 692-3541; hriur@aol.com

New House Documents Backup

Alterations: Linda Mensch; 104 Tarnhill Drive; 693-3817; linda.mensch@gmail.com

Condominiums Backup

Existing House Alterations Backup: George Roberts; 510 Cobblestone Lane; 692-7028; gbrjr@bellsouth.net

Existing House Alterations Backup

Insurance: Bob Falat; 215 Fern Creek Drive; 697-1274; rpf4@bellsouth.net

Insurance effective interface between KARC & KPOA