

JANUARY 2010

Kinderhook News

SPECIAL

FEATURES:

- Annual Meeting Notes
- Homeowner Spotlight on Tom Chenchar
- Welcome Michael Ismail



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We welcome your feedback and story suggestions!

Annual Meeting Notes

Introduction for 2010 Delegates: Ron Thoreson, Fox Ridge Neighborhood Delegate, Tom Hamack, Heron Glen Neighborhood, Mike Hanna, Golf Cottage Neighborhood, George Casey, Residence Neighborhood and Larry Lovett, Marina Residence Neighborhood.

Developer Overview:

- 2009 has been a tough year from an operations standpoint. Old Kinderhook was down about 10% in golf rounds this year which was average for the entire lake area. We are still maintaining the same level of care. We are in the process of developing a 3-year plan for Lonestar which may include future construction. Timing with the market is the issue.
- Broken dam on #10. The engineer is creating a drawing and we should have that next week. The insurance company will then decide whether or not to pay for repairs. In any case it will be fixed (weather will play a huge role in the timing), and keep in mind that this is a golf / developer issue not an HOA issue. The dam was originally part of the old farm and doesn't have a bit of clay in it so it's amazing that it has lasted this long.
- Restaurant- We finally have one year under our belt and we've seen our ups and downs. It is very important that patrons of the restaurant keep us aware of their good and bad experiences. Knowing when people have a bad experience will help us determine why and will help us in correcting the problem. Please don't hesitate to call or stop in and tell someone about it.

Community Association:

- This year we had the roads sealed and we are currently waiting for the final repairs to be completed. This project has been delayed because the asphalt plant has been making highway grade asphalt for the new bypasses and we have been unable to get regular asphalt. When the final repairs are done we are also going to put a sand sealer at the intersection of Old Kinderhook Drive, Country Ridge Drive and Cross Fox Trail. This will help when the roads become slick from rain or snow.
- We are exploring the possibility of offering a high speed internet service to the entire community. This is something that will take some time but we hope to be able to offer this service in the future.

Ron Thoreson: Some items that were discussed in the Delegate Meeting:

- The golf rates will be dropping slightly in 2010 to accommodate the market.
- Several weights that were missing in the Fitness Center have been replaced.
- Wildflower areas did not do so well this year but year after year they will get better. Also, other areas will be seeded each year to provide a colorful landscape in common areas.
- Thank you to Bob and Michelle for doing a good job and thank you to Lonestar for sticking with us and continuing to preserve the quality of the community.

Questions and comments from homeowners:

- Thank you to everyone for taking such good care of the library.
- The ditches on the sides of the roads need to be cleaned out, they are full of silt. Response: This is something that will be done when the road side maintenance is done.
- What about leaving barrels of salt out near slick spots in case people get stuck? Response: We'll talk to Tom Addington and see if this is feasible.
- It is dark at night on the golf cart path between the driving range and Fox Ridge. It would help if some small lights could be installed. Response: We can probably do that as long as we can get electricity to them.
- Why is Repairs and Maintenance for sewer over budget for 2009? Response: We don't have all the financial detail here with us but we will find out and let you know.

If you have budget questions please call to make an appointment and we will be happy to meet with you. If you would like a copy of the 2009 financials or 2010 budget please call Michelle and she can get that for you.

Thank you to everyone who attended!



Homeowner Spotlight—Tom Chenchar



Where are you from? I was an Air Force military dependent. I was born in Roswell, New Mexico and lived there for 6 months then Texas 3 years, London, England 3 years Laramie Wyoming 1 year, Exeter New Hampshire 4years, Springfield, Massachusetts 3 years, Cheyenne Wyoming 2 years until Sept. 28th 1966 when I arrived in Honolulu, Hawaii. I have lived in Hawaii for 43 years

How long have you been coming to the Lake? Since the summer of 1987

What is/was your occupation? I am a retired United Airlines Customer Service Rep. I worked from age 20 until retiring in September 2008. I worked for 39 years and 6 months.

Why did you choose OK? I have been playing Old Kinderhook since it first opened. When I first saw the golf course and the Kinderhook property, I thought

how nice it would be to have a home at Old Kinderhook. I am very pleased that the idea has become a reality. I love the location, the facilities and the staff at Old Kinderhook. It is a great place.

Tell us about your family. I have an older sister Dorothy and a younger brother Mark. My mother is 89 and will be 90 in August.

Hobbies? Golf, reading and traveling. I also enjoy going to the movies.

What is your little known fact? I'm a 30 year member of Moanalua Golf Club—the oldest Golf Course in Hawaii, founded in 1898. He has only broken par one time and he shot a 71 (39/32) with a bogey on the back nine.

Bits & Pieces

Fireplace Safety Tip

Improper ash removal from fireplaces and wood burning stoves cause thousands of fires every year. Hot coals, hidden in a pile of ashes and thus well insulated, can stay hot for up to 4 days.

Never empty ashes into a paper or plastic bag, cardboard box, or other similar \ container. The only suitable means for ash storage is a metal container with a tight fitting lid; this helps keep air from blowing through and disturbing ashes which can leave hot coals exposed for reignition. Many home fires begin from improperly stored ashes while the home's occupants are asleep, as the evening breeze intensifies.

For optimum safety, wet the wood ashes prior to attaching the metal lid to the pail. DO NOT store your metal ash container on your deck, in your garage, or in any location that may allow heat to transfer from those hot coals to nearby flammable items. Untold wooden decks catch fire every year due to this simple oversight.

2010 Homeowner Directories Are Available at The Sales Center

Chimney Cleaning

Many of the homes at Old Kinderhook are going on 10 years of age. Many of these homes haven't ever had their chimneys cleaned.

Old Kinderhook can help!

Contact Michelle Harper at 317-3592 and she will have Wayne come by your home to assess your situation and give you a bid.



Employee Spotlight—Michael Ismail

Director of Business Development

Where are you from? Born & raised in the St. Louis area

What brought you to OK? Bob and I met at a Lake function and I told him that I had resigned as managing partner of my two restaurants (Michael's Steak Chalet & Michaels 939 Martini Bar & Steakhouse.) Bob spoke about creating a new Director of Business Development position. He said he'd call me to talk about the opportunity and the timing was just perfect for everyone.

What did you do before coming to OK? Most recently, I was co-owner and managing partner of Michael's Steak Chalet and Michael's 939. Prior to that, my main body of work was with Anheuser Busch. I was in field sales, brand marketing and a co-owner of an AB wholesaler.

Tell us about your family: My wife Stacey is originally from Sedalia and works for the State of Missouri as an Area Director in the First Steps program. We have two daughters, Audrey 7 and Megan 5. Both of the girls attend Camdenton schools.

What is your little known fact? When I was working for AB we had meetings at the Playboy Club in Lake Geneva, WI and I played two holes of golf with Payne Stewart, mono e mono. Payne was playing a par three with all of the AB groups as they came through and we were the last group. As I was setting up for my tee shot I glanced back at Payne and could tell he was bored. So in front of the VP's and dignitaries, I turned to Payne and asked him if he wanted to play the hole for money. Needless to say everyone laughed, including Payne and he said "anything you want little boy" he then threw down his money clip (much thicker than mine) and said, I will play for 5 bucks. Now knowing that I bit off more than I could chew, I addressed the ball which looked like a pea and hit it about 15 feet from the hole. Payne got up and hit the ball over the top of the pin and drew it back to about 2 feet. He had been playing the hole all day long and his bag said Pro on it. I'm thinking that I have made 15 footers before, if I could sink this, I would tie Payne's give-me. I missed and he made his. We were on 17 and Payne said, that was fun and wondered if I would play 18 in with him for another \$5.

I said, of course! Now we had a gallery, and to say the least, I was nervous. We both hit our drives in the fairway and then our second shots on the green. I was about 8 feet and he was about 5. Now he is thinking that he may lose or tie a 12 handicap golfer so he turned on his charm with the gallery. He started making fun of my clubs and my stance and anything else that would rattle me. It worked. The icing on the cake was when I was getting ready to putt he looked down at my ball and I was playing him with an XXXX out ball. He said "you have to be kidding me; you are playing me with an x-out." Well I ran my ball about 3 feet passed. He missed his and tapped in for a 4. I missed my come backer for a five. Well it was now time to pay my bet, \$10 bucks. I only had a twenty so he took it from me and got change from the gallery and handed me the change.

"We are thrilled to have Michael on board. His experience, community ties and leadership are tremendous assets. I am confident Michael is the right fit to help us make The Trophy Room, Hook Café and the entire Old Kinderhook community THE place to dine, golf and live at the Lake of the Ozarks," said Bob Renken, Executive Director.



WELCOME ABOARD!

Real Estate Sales—Old Kinderhook Realty

78% for Old Kinderhook Realty

The results are in. Out of the 18 real estate transactions at Old Kinderhook in 2009, our very own real estate team, Old Kinderhook Realty, represented buyers and/or sellers in 14 of the 18 transactions or 78% of the time! The sales were comprised of 11 residential (homes) and 7 home-sites.

Our re-sale board is dwindling and if you are considering listing your home, our team would love to help. We are down to: 3 custom homes, 1 golf cottage, 2 patio homes and 3 condos. Old Kinderhook Realty lists homes on: the MLS; Realtor.com; oldkinderhook.com; seasonal ads in several of the local Real Estate Guides; on bulletin boards at the Golf Shop, Trophy Room and the Sales Center; area Golf Shows; as well as the lodging units at Old Kinderhook.

If you are interested in properties for sale or listing your property, please call 573-317-3595.

Have a happy & safe 2010! ~Your friends at Old Kinderhook Realty, Kim Sramek, Jen Bachman & Demi Rice



You're Invited to a
Cocktail Meet & Greet
Party to Welcome
Michael Ismail



When: Thursday, January 14

Where: The Trophy Room

Time: 6pm-8pm

For: Members & Homeowners