



Board of Directors

Holiday Beech Villas
102 Village Road
Beech Mountain, NC
PO Box 353
Banner Elk, NC, 28604

August 24, 2021

Happy August, HBV Owners! It's time for a monthly update on Holiday Beech Villas. This one will be pretty brief.

Fortunately, there was no significant damage caused by the recent tropical storm or the heavy rains a few days later. We had some limbs down and a small wash-out in the ABC parking lot. Otherwise, all is well.

Renovation of the F Building is still moving ahead full steam. The front deck construction is going well. The second and third level of decks is nearly completed. Structural repairs are also going well. The town's inspector has looked over recent structural work, and things appear to be meeting all expectations. They hope to complete dry-in of some areas that were most affected by structural issues in the very near future. Construction has started on the stair systems, as well. (photos below) All of the rain in recent weeks has slowed down the process a bit, but Upthagrove is pushing through. Another issue that has slowed things down is installation of some remaining doors that are still on order. The supply chain issues plaguing the construction industry have made the delivery of these doors a moving target. Thanks to the F Building owners for your patience.

The painting of the clubhouse has not yet been completed because of the ongoing rainy season. When a drier spell of weather presents itself, this project should move forward.

Attached, you will find the Town of Beech Mountain's Owner Occupancy Tax Listing Form. This form is to be filed twice yearly (May 30 and November 30) with the town for any property that is available for rent.

After a lengthy search, the Board has tentatively offered employment to an individual who will serve as our maintenance person. We hope to complete the employment process in the next few days and will announce more when that is done.

Finally, a reminder that any concerns regarding HBV property should be directed to Appalachian Management, as our property manager. It is not appropriate for individual Board members to become involved in the day-to-day operations of the property. Appalachian's phone number is 828.262.1571. Their email address is asurentals.com@gmail.com. The association also maintains an email account which can be used for association issues. Hbvillas102@gmail.com. But most correspondence should go to Appalachian.

Wishing everyone a wonderful remainder of the summer as we head toward the beautiful autumnal colors on the mountain.

HBV Board of Directors



Town of Beech Mountain

OWNER OCCUPANCY TAX LISTING FORM

403 Beech Mountain Parkway

Beech Mountain, NC 28604

Phone (828)387-4236

Fax (828)387-4862

TO BE FILED EACH MAY 30 AND NOVEMBER 30

In accordance with Part XIV, Section 2 (c) of Senate Bill 92, please provide the following information:

Owner's Name: _____

Owner's Mailing Address: _____

Rental Property Location: _____

Beech Mountain, NC 28604

By listing this property, you are indicating that it is AVAILABLE for rent. Please indicate how the property may be rented.

Check one:

_____ Short-term (Daily, weekly, etc.)

_____ Long-Term (rented or leased for 90 or more consecutive days to the same person)

_____ NOT available for rent this listing period

how will this property's occupancy tax be submitted:

Check one:

_____ Air BNB

_____ Yourself

_____ Vrbo

_____ (insert other renting company)