



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

May 2, 2022

Greetings, Owners!

We hope everyone is enjoying the beautiful spring weather on the mountain. It's time for an update on HBV business from the Board.

Many thanks to members of the garden committee that have done clean-up on the property and planted bulbs in common areas! We can't wait to see them all in bloom. Anyone wishing to help with these projects should notify MK.

The Board is presently reviewing all HBV policies, as some are outdated for various reasons. If any owner has a concern about a specific policy (or policies), please notify MK so your concerns can be addressed. We will be providing owners with proposed changes prior to the annual meeting for you to review them and discuss at the meeting. No changes take place without a majority vote of owners at the meeting.

The Board wants to thank MK for her ongoing excellent work and communications—particularly in researching concerns associated with the recent tax assessments.

Some nice building upgrades have taken place recently, including new guttering and added deck and stair supports.

Units in the E building that were damaged in the fire several months ago have been repaired.

We are disappointed that F building renovations are not completed. The Board is working with contractors to move the project forward. On a positive note, roof replacement on half of the building is beginning soon (and may have started by the time you read this). The other half of the roof was replaced more recently and is fine for now.

Please remember how important it is that no trash be left on decks and that the dumpster doors be kept closed. Anyone who follows the BMT pages on social media has seen lots of bear videos lately. While they look cute, we really don't want them roaming our decks looking for food. A reminder of dumpster protocol can be found at the end of the newsletter.

Also, please remember that toilets should not be used for disposing of anything other than their intended use. We had a serious sewer back-up recent due to a clog caused by baby wipes and hygiene products.

It is really important that our management team have access to all units through a key or lock code. What happens in one unit often affects others, and our folks cannot take care of your unit and others if they can't get in. If you have changed keys or codes, please let MK know.

All owners with fireplaces have been reminded by MK that chimneys must be inspected/cleaned annually. She is presently scheduling the inspections.

In 2021, the Board applied for and received a beautification grant from the BMT Tourism Board for \$5,000. It was used to paint the clubhouse and upgrade landscaping there. We are applying again this year in hopes of upgrading signage and additional landscaping. Cross your fingers!

There are three Board seats up for election this year. Those seats are presently held by Briggs Allen, David Bender, and Zuleika Antigua. Any owner who wishes to run for election to the Board should notify MK Brennan at hbvillas102@gmail.com. The annual meeting is scheduled for July 16, so please notify MK of your desire to be on the ballot (including a resume) by May 20 in order to include your information in a packet to be provided for all owners.

Anytime you have questions about elections, policies, etc, HBV Bylaws can be viewed [at this link](#). Policies can be viewed [here](#). You are encouraged to be familiar with these, as they guide the Board in operating HBV.

A gentle reminder on dumpster protocol for the safety of all:

- Take all trash to the dumpsters. Do not leave outside on front or back decks or common areas.
- Throw trash to the back of the dumpster, especially when it is relatively empty.
- Break down boxes before placing in the dumpster.
- If one door seems full, go to another door.
- If need be, push bags in the dumpster towards the back – there is usually a lot of room back there.
- Have all trash in bags and tied – preferably compacted with no air taking up space. This is especially important for any food items.
- No building materials are to be placed in the dumpsters – they must be taken to the landfill in Avery or Watauga County.
- NEVER place trash on top of the dumpsters or next to them – find space in the dumpsters or take it with you.

Thanks to everyone for your support of HBV. Please mark your calendar to attend the annual meeting July 16. See you there!

HBV Board of Directors

