

Autumn 2011

# HBV Gazette

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

## *President's Message*

Our summer has been an eventful one. Our Annual Meeting, held July 16, was a huge success, with 30 Homeowners attending. Many issues were discussed and Homeowners had a lot of input. Thank you all for attending.

Our pot luck dinner that evening was also enjoyable and my thanks go to Victoria Martin and Cecile Esko for putting it all together.

At the Annual Meeting we discussed our problem with the raccoons damaging our shingles on the top floors of our buildings. Since then we hired a trapper who caught four raccoons in two days. He also caught one skunk and two opossums. Leslie Hayhurst, from Genesis Wildlife, was called by a Homeowner when three babies were left inside the mansard roof, after the

mother was trapped and taken away. She came and captured the three babies and will care for them for the winter and then release them elsewhere.

We are also getting the garbage dumpsters repaired with new lids at the F building, so that our little critters cannot access our garbage. And, we are spraying deterrents on the front of the buildings and at the bottom of all the back posts.

This is the time of year when we ask that our Homeowners and their guests not use our dumpsters, but take their garbage to the Town's recycling center. Our garbage not only attracts raccoons, but bear as well. We ask that you take caution while walking around the dumpsters, should you interrupt a bear scrounging around.

We are also using part of our Assessment monies to go toward replacing some old shingles with hardiboard shingles. Not only do these look great, but we will never have to replace them as they are a cement composite which animals cannot damage and they do not rot.

And, if your shingles are not

scheduled to be replaced, but you'd like to have it done, the Association will pay half the cost. This way the shingles will be replaced, but at half the cost to the Association.

We've finished replacing the deck on the G building, which was a safety hazard. And we are looking to replace the rotted boards on the top floor of the H building.

Bids are coming in from different contractors for our Special Assessment projects. You may read more about this on the following pages.

I'd like to take this time to thank all the Board members for their voluntary service in making Holiday Beech Villas a wonderful place to be on Beech Mountain and a sound investment for all Homeowners.

Along with all the positive things that have happened at Holiday Beech Villas this summer, it has also been a sad summer for us. We've lost four of our Homeowner's. I'd like to take this time to remember Saul (Moe) Moore; Charlie Robinson; and Sylvia and Charles Adams.

Moe and Hazel are long-time Homeowners. Moe served many years on our Board as

Treasurer and Vice President. He was also our record keeper and he passed along minutes to Renée from Board meetings going back to 1975! My thoughts are with Hazel and their children, grandchildren and great granddaughter.

Charlie and Carol owned a HBV unit in the '70s. They missed Beech Mountain, and HBV, so much that they came back to us just a few years ago. Charlie was elected as Vice President at our July Board meeting. His untimely departure was a blow to all that knew him and my sympathies go out to Carol and their children, grandchildren and great grandchildren.

Sylvia and Charles were long-time owners and spent many days here at HBV in the days when their children were young.

We will truly miss our beloved owners and I wish their families peace and strength in their lives.

I look forward to the upcoming year and all the improvements that will occur at Holiday Beech Villas.

Sincerely,  
Karen Alexander  
President



## Annual Meeting Recap

After a moment of silence in memory of Moe Moore, it was determined that a quorum was present.

Howard Esko, Treasurer, stated that we were on our way to a pretty good year as last year we finished the year under budget. The event in December, the leak in D building, cost us money due to frigid air coming in and freezing pipes and having very little insulation.

Renée discussed where the money came from to pay for the repairs to the D building. She also discussed monies that were collected due to a claim of lien on a unit that sold in June.

Projects that were completed were noted in the Annual Meeting packet.

Charlie worked hand in hand with Ham, our condo attorney at DiSanti, Watson, Capua and Wilson, reviewing contracts and writing letters to Charter for gross negligence and a breach of contract. After receiving our letters, Charter wanted to conduct their own investigation, and although we readily supplied names and phone numbers and addresses to them of all our homeowners, they never contacted any homeowner. A final letter with a final payment of approximately \$5,600 was sent in March stating that we considered this our final payment. We have not

heard from them since the check was cashed. From a legal standpoint we are in pretty good shape.

Karen recognized Homeowners for their participation in making Holiday Beech Villas a more beautiful place to live:

Les Eiskowitz for taking it upon himself to blow leaves off the front decks of all buildings, on his own time and at his own expense (other than HBV purchasing the leaf blower)

Nina Eiskowitz—for beautifying the D building and clubhouse with plants

Pat Kyle and Greg Lanier—for beautifying the H building with plants

Margaret and Bob Jenkins—for beautifying the H building and clubhouse with plants

Carol and Charlie Robinson—for beautifying the G building with plants

Fatima Hicks—for beautifying the F building with plants

Jesus Hernandez—for beautifying the F building with plants

Judi Fleming—for beautifying the D building with plants

A discussion ensued regarding the update of the TV system to DirecTV.

The raccoon problem was discussed and Gerald Arthur from Wildlife Wranglers came in to give a presentation about

trapping and euthanizing the raccoons. Karen requested Homeowners to share their opinions with Renée and further research would be done.

Two policies on Air Conditioners and Awnings were discussed and approved.

A Homeowners request regarding not allowing renters to have dogs was discussed and moved to the Board meeting following the Annual Meeting.

Ed Anthony and Don Westmoreland were introduced to the homeowners as prospective Board members. Howard Esko was introduced as a current Board member looking for re-election. Renee mentioned that Judi Fleming was also up for re-election, but she was unable to attend today's meeting.

The Board for 2011 are: Karen Alexander, Charlie Robinson (due to Charlie's passing, his wife, Carol, has been asked to take his place), Jesus Hernandez, Howard Esko, Judi Fleming, Janet Parker, Lazara Hurd, Ed Anthony and Don Westmoreland

The meeting was adjourned at 12:00 pm. Minutes of this meeting (and all other Board meetings) can be found on the website at:

[www.hbvillas.org/Minutes/minutes.html](http://www.hbvillas.org/Minutes/minutes.html)



We have two new Homeowners!

Ken and Shirley Carpenter have purchased unit K344. Ken and Shirley own a house on Beech Mountain that they are having work done on.

Clyde and Kay Dills have purchased F124. They hail from Lexington, NC.

We are happy to welcome our new owners and just know that they'll love being at Holiday Beech Villas!

Check out the new website at <http://www.hbvillas.org>





## Treasurer's Report

At the end of July, we had \$2,211 in delinquents. These delinquents are in the process of being collected.

A payment plan was agreed upon with one Homeowner who was delinquent for over a year. A claim of lien is placed on that unit.

To date \$21,189 has been received for the Special Assessment fund. Of that

amount, \$3,000 has gone to pay back the credit line debt, in which we owe \$38,479.50. And, to pay back the amount owed for the new roof on the E building we will be sending \$2,000 by the end of August. A total of \$12,000 is owed for that roof.

Request for bids have gone out to George DeLaura, Dallas Lawrence Construction, Larry Parrish and Buzz Ollis for the Special Assessment projects.

We are expecting these bids to come in by the end of August, and then the decision will be made as to whom will be doing which project.

Due to the sale of one unit, and the claim of lien that was placed upon it, we recouped \$750 from the 2009-2010 Special Assessment.

Unit F124, which had been foreclosed on has been sold. Total amount lost during the foreclosure is \$1,601.14.

## Special Assessment

There are numerous areas that your Special Assessment money will be going. The amount we are expecting to receive at the end of the Assessment period is \$99,500.00. The following are where we will be using that money:

- \$20,000 will go toward paying off the credit line debt.
- \$12,000 will pay off the roof for the E building.
- \$11,000 will be placed in the reserve account.

- We will replace shingles on one side of the D, E, F, H and K buildings.
- We need to replace shingles on the back of E318, F321 and the front and back of D311.
- We will be replacing the retaining wall on the bottom floor of the F building with landscaping retaining wall blocks. This is



just an example of what those blocks might look like.

- We will be planting three trees behind the K building to begin replacing all the trees that Mountain Electric took down. These trees will grow no higher than the power lines, so they will never have to be taken down again.
- We will be building decking for the bottom levels of B, D and 1/2 of E buildings, so that our Homeowners and guests do not have to walk on slushy, wet cement during the winter and when it rains.

## Where Does Your Monthly Payment Go?

We have received many questions as to where your monthly Homeowners dues go. Below is a list of how those dues are broken down per month. All items have been averaged out over a 12 month period.

Our monthly income is \$19,391.00.

General Insurance.....\$1,504.00  
Insurance Deductible..... 834.00  
Telephone.....150.00  
Website..... 15.00  
TV .....1,800.00

Water/Sewer/Trash.....6,700.00  
Electric.....834.00  
Manager ..... 1,500.00  
CPA ..... 83.00  
Legal ..... 83.00  
Office Supplies.....166.00  
Postage..... 59.00  
Contingency Fund..... 125.00  
Taxes.....732.50  
Weed Whacking .....167.00  
Snow Removal .....1,000.00  
Clubhouse.....108.00  
Reserve Fund.....834.00

Our monthly expenses average out to \$16,694.50. This is without any unexpected expenses.

This leaves \$2,696.50 for all maintenance and lighting issues, labor AND materials, per month. As you can see it isn't much for maintenance—when you consider we have 10 buildings with much work that needs to be accomplished on each—nor does it leave much for unexpected expenses.

## *In Memory Of...*

### **Sylvia Jean Adams**

Mrs. Adams grew up in Clayton, NC where she married her husband of 52 years, Charles Edwin Adams. They lived in Charleston, SC, and Fuquay-Varina before moving to Carolina Lakes in Sanford. She was a member of Wake Chapel Christian Church. Sylvia was a homemaker who was devoted to her family and always happy to lend a hand. She enjoyed snow skiing, cooking, gardening, decorating, sewing, her pets, making things for her home and water skiing. She was loved by all and touched many lives. She will be greatly missed.

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### **Charles Edwin Adams**

Mr. Adams grew up in Clayton where he graduated from Clayton High School. He lived in Charleston, SC where he earned a BS in Pharmacy from the Medical College of South Carolina in 1958. After graduation, he moved to Fuquay-Varina where he raised his family and enjoyed many years as the owner of Johnson Drug Store. He was a member of Wake Chapel Christian Church and served as a deacon. He was also a member of the Junior Chamber of Commerce and Exchange Club. He was devoted to his wife and family. He willingly spent the last 10 years as the sole-caregiver for his wife who required 24 hour care. He was a kind and compassionate man, always willing to help those in need. He was a loving husband, father and grandfather. He enjoyed snow skiing, waterskiing, jet skiing, Nascar, watching sports on TV and his pets. He was loved by all who knew him and touched many lives. He will be greatly missed.

Mr. Adams is survived by his daughters, Elaine Frank and husband, Bill of Highland Village, Texas. Lisa Thurlow and husband, Glenn of Wirringa, New South Wales, Australia. and Jeanne Player and Richard III of Fayetteville. Grandchildren, Holly Frank, Ainslee Thurlow, Lewis Player and Harrison Player. And brother-in-law, Larry Jones of Raleigh.

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### **Saul Francis Moore**



Moe was born February 4, 1927, in Columbia, SC. He was a son of the late Saul Francis Moore, Sr. and Lena Mary Shelley Moore. He also lived in Norfolk, VA, Newport, RI, Jacksonville, FL, Glenview, IL, Patuxent River, MD, Utica, NY, Whitesboro, NY, Glens Falls, NY, Columbia, SC, Daytona Beach, FL, and Gilbert, SC. Moe studied Engineering at Clemson University and earned a B.S. in Electrical Engineering from the University of South Carolina.

He enlisted in the U.S. Navy on February 1, 1945, and served on active duty until July 12, 1946, when he was discharged and enlisted in the Naval Reserve. He was recalled back into active duty on September 20, 1950, and served until April 20, 1953. He retired from the Naval Reserve on July 1, 1985 as a captain. Moe served in World War II in the Asiatic Pacific theatre and in the Korean War while on active duty. He served in the Airborne Early Warning Squadron in Patuxent River, MD, Class A Radar School and Class C Instructors School, Officer Candidate School, CIC Officers School, CIC Flight Training School, Tactical Control Officer on Lockheed P-3 A Orion Antisubmarine aircraft in the reserve. Moe began working for General Electric (G.E.) in 1953 in Irmo, SC, and transferred with the company to Daytona Beach, FL, where he worked on NASA's

Apollo program. He retired from G.E. in 1988.

Moe was a member of the American Legion, Masons, Hollow Creek Community Center, Board Member of Beech Mountain Condo Association and the Genealogy Societies of Lexington and Columbia, SC. Throughout his life, Saul Francis Moore, Jr. loved to garden and after retirement worked on the family farm, whether harvesting home-grown potatoes and figs or picking peaches and pecans. Another favorite hobby was tracing genealogy. He also was a longtime NASCAR fan (Ford cars only) and was happiest when Jeff Gordon, Jimmie Johnson and Kyle Busch were having problems. He was known by many names: Saul, Francis, Moe, Uncle Moe, Capt. Moore and Poppa, but no matter who you were to him or what you called him, he was there to help you, quietly and without the expectation of gratitude or favors in return. He will be dearly missed by his wife, children, grandchildren, great-granddaughter, numerous beloved in-laws and the countless friends he made throughout his remarkable life.

Moe is survived by his wife, Hazel Wolfe Moore; children, Sharon Moore Estes of Ormond Beach, FL, Beverly Moore of Gilbert, SC, and L. Wayne Moore of Palm Bay, FL; grandchildren, Sherry Estes Bithell, Brandon Moore and Chase Moore; great-granddaughter, Alexandra Bithell.

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### **Charles "Charlie" Wesley Robinson**



Charlie was born on July 13, 1940. He suffered from a massive stroke while bicycling with his group on Beech Mountain in North Carolina. He is preceded in death by his parents, Mr. and Mrs. John Wesley Robinson. He is survived by his wife of 49 years, Carol Ann (Dombart) Robinson of Valencia, PA; his son, Barry Todd Robinson (Candy, wife) and their children, Tyler and Shay of Kane, PA and Barry's daughter, Ashley of Perryville, AR; his daughter, Kirstian Autumn (Robinson) Smith, (Chris, husband) and their children, Jordan and Jaxon of Monroe, LA; his daughter, Mary Karla Robinson of Nashville, TN, and her son, Chase of Swartz, LA; and two great-grandchildren, Zak and Marissa.

Charlie was a practicing attorney for 43 years, avid cyclist, and loving husband, father, and grandfather. He was also vice president of Holiday Beech Villas homeowners association. Charlie enjoyed attending his church Gospel Fellowship Presbyterian Church in Valencia, PA, and when visiting Beech Mountain, NC he attended Banner Elk Presbyterian Church.

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