



## President's Message

Greetings from Holiday Beech Villas!

All of us, homeowners, board members, staff, and business partners work in an ever changing environment at HBV. None the less, our teamwork allows us to proactively meet these new realities, expectations, rules and the continual barrage of surprises. While meeting the challenges of a well managed condominium association, we do not lose site that community is not only about buildings and budgets, but about people living and working together, looking out for each other, and volunteering time for the good of all. I was so touched by evidence of this kind of caring when I was touring the property with Yvonne Clay. When we arrived at the B building, Tom was enjoying sunshine and comics. Before we left, he casually ask if Yvonne needed anything from the store while he went shopping for himself. Jesus is always checking out what needs to be accomplished on site as he walks the property every weekend. Moe spends his time negotiating with insurance brokers and making sure the accountant is looking over our books. I hope each of you will consider volunteering on the Beautification Committee or chairing a Social Committee, etc. We need your time and expertise! I hope to see all of you at the annual meeting for an informative meeting and lots of food and fellowship....

Karen Alexander, President

## Real Estate News

According to realtors in the area, the condo market is hot on Beech Mountain, with many units doubling in value in the last couple of years.

Have you noticed when browsing the real estate magazines the absence of any Holiday Beech Villas units for sale? In the past, one would find five to seven units for sale at any given time. Now most units that are changing hands are doing so internally, without ever being listed. Many existing homeowners are buying additional units for investment purposes, or just moving to larger units.

As the transformation of Holiday Beech Villas continues, our units are predicted to continue to increase in value and be in great demand. The growing market for baby boomers buying second homes will continue to make the Beech Mountain real estate market a hot commodity.

We are the oldest condo association on the mountain. Capital and structural improvements and positive

perceptions of our association and community continue to increase the profile of Holiday Beech Villas and its desirability to potential homeowners.

If you are new to Holiday Beech Villas, ask Renée for the new "Homeowners Welcome Packet" that is full of Holiday Beech news and important information for new homeowners.J

## Holiday Beech Villas Annual Meeting Saturday July 15, 2006

The Annual Meeting will be held at 10:00 am on Saturday, July 15. We hope we'll see all of our homeowners there. There is a lot to do:

- We will elect three three-year term and two one-year term board members.
- We will review our budget for our fiscal year, starting July 1, 2006.
- We will review all the work that has been done to Holiday Beech Villas.
- We will have an open discussion for homeowners to express their opinions of what is going on at Holiday Beech Villas.

After the election, we will have a lunch with "make your own sandwiches" with cold cuts and all the fixin's , drinks, potato salad and chips.

After lunch, we will all come together and announce the results of the election.

Come to the mountains and meet your neighbors and see what everyone is talking about when they say how nice Holiday Beech Villas is lookin' these days!! ☺



The new

*Holiday Beech Villas sign at the base of the ABC Buildings driveway. The actual sign will be installed before the Annual meeting on July 15, 2006.*



# THE HBV GAZETTE

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## New Recreation Center

The Buckeye Recreation Center is now complete. The 22,500 square foot facility was completed in February 2006.



The facility offers indoor tennis, basketball, and volleyball courts as well as meeting facilities and a fitness room. The Center also has various classes including aerobics,

Pilates, Yoga, and possibly martial arts. They hope to start various recreational sports leagues and other programs and events in the near future.

The Center will be open to anyone who wishes to visit; there will be general admission rates as well as yearly passes sold for use of the facility. An individual resident of Beech Mountain can get a yearly pass to the Center for only \$75.00; family passes cost \$150.00. For those folks that wish to use the Center that are not residents of Beech Mountain, the costs are doubled. Residents and non-residents will also be able to purchase the daily passes to the Center.

As a member of the Rec Center, Renée can attest that the fitness center is first class. There are two treadmills, one stair stepper, two ellipticals, one stationery bike, free weights, and a number of machines that work the arms, legs and abs.

The facility is open on Monday-Saturday from 8:30 am-8:30 pm and on Sunday from 12pm-6pm. As a member of the Recreation Center you will receive a swipe card that allows you entrance into the fitness area from 6:00am until 10:00pm.

If you have any questions, feel free to call the Center at 828-387-3003.☺



## Treasurer's Report

We are at the end of our first year of our three year assessment. So much work has been done to and around the buildings. Take a look at our Quarterly Outcomes on our website <http://www.hbvillas.org>.

The financials are looking pretty good. We're putting away some reserve money and paying off our loan a couple months at a time and that's saving money on interest.

*We ask all our homeowners to pay their monthly dues before the 10th of the month . Paying on time helps us all. ☺*

## From the Office

After working from home for a few months it was good to get back to the office. And, what a place it is to get back to!!!!



After our terrible accident with the fallen tree, the clubhouse and office look beautiful . If you haven't been by the clubhouse yet, you MUST come by and see it. It's a whole different place. Hopefully you'll see it at Annual Meeting on July 15. ☺

## Spring is Here . . . Finally!!!!!!

Well, Spring has come to Beech Mountain. We weren't too sure, as we had a 1/4" of snow in late May and the morning temperatures have been in the low 40s. But, it's finally warming up and the flowers are blooming. Holiday Beech Villas looks great. Jim and his team, Larry and Lyle, have made a huge effort to get HBV looking its Springtime best.

If you are interested in planting flowers around your unit, please contact Renée in the office, so she may check with the Maintenance Committee. We want to make sure that we don't plant over something that may already be in the ground and ready to bloom for Fall or next Spring! ☺