



Board of Directors

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

September 21, 2021

Greetings, HBV Owners! Time for our monthly update. We hope everyone is doing well as we head into the beautiful leaf season.

We are very excited to announce that the Association has hired a new maintenance man. Blair Reep has joined us. He is familiar with HBV and comes with excellent references and experience. We are very glad to have him with us. Please remember that Blair works for the Association, and handles issues in common areas, grounds, etc. Any work done for individual owners would be voluntary and at the owner's expense.

As the weather cools down, it is a good time to remind everyone about fireplace and chimney cleaning. Chimney fires are the number one cause of fires on BMT. Please know that there is no change in the association policy. The expectations are the same as in past years. Wood-burning fireplace flues must be inspected yearly. Gas fireplaces should have logs dusted and pilot lights checked every two years. Vented gas logs (those that are inside a fireplace with exhaust going up the chimney) should have the flue cleaned every two years.

As was shared at the annual meeting and in a recent letter from our property manager, the Town of Beech Mountain has made changes in their garbage collection policies. The Board voted in a called meeting on September 16 to place the two new dumpsters in the clubhouse parking area in order to minimize lost parking spaces and avoid having the large garbage trucks maneuvering through tight icy spots between residents' vehicles. The dumpsters are to be delivered in the next couple of weeks, and further information will be made available. The Board is seeking bids on building appropriate enclosures around the dumpsters with intentions of having them completed in the next couple of months.

Please remember that the town has asked the association to return as many trash tags as possible so they can keep track of convenience center usage. Recycling will still be available at the convenience center. Please mail your tags by October 1, 2021, to:

Appalachian Management Service
768 W. King St
Boone, NC 28607

Progress continues on the F Building. No major updates since last month, but the photos at the end of the newsletter show how much progress has been made.

The clubhouse has a new coat of paint! Paid for by a grant from the BMT Tourism Board, it looks great. Take a look next time you are passing by.

If you rent your unit, please remember the Tax Listing Form that was shared last month. This form is to be filed twice yearly (May 30 and November 30) with the town for any property that is available for rent.

One owner recently shared with the Association that his insurance company has notified him of a change in state law which may affect insurance if you rent your unit. It appears that at least some insurance companies are requiring an additional rider on the policy to cover any losses if your unit is rented, even if the loss did not occur during rental. Owners should check with your insurance companies for further information.

A Message from Harold Tilley:

Over the last year there have been many changes in the condominium industry. Those industry-wide changes have made it more difficult to operate as a mid-sized homeowner association management company. With that being said, and with sadness, Appalachian Management will no longer be in the homeowner association management business and will not be renewing the management contract with Holiday Beech Villas as of October 31 this year. Thank you all for your support over the last 12 months.

We appreciate the work Harold and Appalachian have done with us for the past year and wish him and his company well moving forward. The Board is actively seeking a new management company and will share information as it becomes available.

The Annual [Woolly Worm Festival](#) returns to Banner Elk October 16-17, after a missed year due to the pandemic. If you've never been, it's fun for the whole family. But get there early, as parking is limited.



[Beech Mountain Parks and Recreation](#) has a number of fun activities planned for the end of September and the month of October, including the Hawk Watch September 28-29, a hike down Buckeye Creek September 29, Fall Color Hikes every Friday in October, the Bear Aware program every Wednesday, and a Fall Festival Week October 12-16.

F-Building Progress

