



HBV Gazette

Autumn 2017

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message

Our Annual Homeowners Meeting was held July 22nd. It was an informative meeting where homeowners asked, and received answers to questions on numerous topics. Unfortunately, we did not have a quorum and could not vote on the revised Tree Policy.

Our Treasurer, Clyde Dills, discussed our financial position, which is better than it has been in a long time. We are paying down our credit line debt, as well as adding funds to our Reserve Account.

There is no increase in dues, so the 2017—2018 budget was presented with two options, depending on whether the Board decides to go with Charter/Spectrum or stay with Televue and DirecTV.

Renée referred homeowners to the list of maintenance projects that were completed.

At last year's meeting there was a request of the Board to have a 5-year plan of projects at HBV. That was also presented as part of the meeting package. This Plan can be found on the website under News Update.

The tax foreclosure for unit B204 was discussed. There was also a consensus about adding doggy pick-up stations to each parking area. Homeowners are hoping it will encourage those to pick up if they are not doing so now, and also let weekend renters know that we require them to pick up after their dogs.

Renée also let homeowners know that although she is happy with John as our maintenance person, he can only give HBV approximately 5 hours a week, during the summer which isn't enough to get some of the work done. Renée is looking for another, trustworthy, person to fill that void.

We've accomplished many projects this summer, with many more to go. Holiday Beech Villas is looking great, and of one-bedroom units are continuing to sell well. Buyers can see what is going on at HBV, especially with the work at the H building, and are buying in to it. With patience, Holiday Beech Villas will be the best condominium association on Beech Mountain.

As we approach the end of summer, and move into autumn, the best time to see the leaves is the beginning of October. Beech Mountain is very beautiful that time of year.

Sincerely,
Mark Deasaro
President

New Television Service

Holiday Beech Villas DirecTV contract, which we receive from a leasing agent, ends February 10, 2018.

This service was much better than what we had before with Charter. There was actually no comparison. But, over the years, with the weather we get and the trees that are growing, to the disruption of the TV signal, the service has become more and more unreliable.

We asked Spectrum/Charter and Skybest TV to give us a quote on not only a comparable TV service, but also to have internet service in each unit. After many months of working with both companies, Skybest turned out too expensive and beyond our current budget could handle. Charter's proposal was very attractive and a representative came to speak with owners at our Annual Meeting.

The package includes a modem for every unit with internet access (you would have to purchase your own router for wi-fi) and many of the stations we already get from DirecTV, Showtime is not included.

Owners would have to have individual accounts with Charter so, if they choose to, that they could customize their viewing pleasure, at an additional expense. The HBV package comes with 2 High Def receivers, but if you want to upgrade to DVRs you would do that on your separate account. If you want a premier channel (HBO, Showtime . . .) you would get that on your own account. If you are here just for the summer, you can have your customization turned on for the summer and shut off for the winter when you're not here.

The price is higher than we are paying for DirecTV, approximately \$12,000 a year higher, but since it includes internet it's a good deal. At this time this amount will be absorbed into the current budget, so there would be no increase in homeowner's dues.

While still working on the details of the contract, and what it would take to end our DirecTV contract, there is, at this time, no start date. But rest assured we will do this as expeditiously as possible without putting a financial burden on the Association.

Doggy Poop Stations

What a lovely title!

At the Annual Meeting, Renée suggested putting up doggy poop stations, with signs, plastic bags and a small garbage can. The consensus was one at each parking area would be fine.

The reason behind this is we have folks that walk their dogs, or worse yet just let their dogs out alone, and don't pick up and someone ends up stepping in it.

We're hoping that our guests and owners will use these "stations" to pick up after their pups and not leave a mess for other to walk in.

Please let your guests know to use these.

Unit Winterization

Every year around November, depending on the temperatures, we “winterize” all unoccupied units. We begin in November, but during the winter we go into units as many times as once a week, sometimes daily, depending on the outside temperatures. The following is what we do to winterize and check your unit:

- Turn heat up to 50—55 degrees. There will be times when the outside temperatures will dip into the low teens, and even below zero. During these extreme temps we will increase the thermostat to 60 degrees. We do this to avoid frozen pipes. If one unit has their heat turned down or turned off, it can cause MAJOR water damage due to a frozen pipe. It is Holiday Beech Villas ultimate goal to make it through a winter without one frozen pipe incident. **If you know that your thermostat is not accurate, too hot or too cold, it should absolutely be replaced.** If we set the thermostat at 50 degrees, and yours is not accurate, it could be lower or higher than that temperature. This could cause two things: 1) your condo is colder than it should be to protect the pipes; or 2) you’re going to get higher electric bills than you would if the thermostat is accurate.
- Having anything within a minimum of 6 inches from the base board heater can be a fire hazard. We try to pull furniture, drapes, and other objects at least 6 inches away from these heaters. In past winters we found in rental units with bedding laying on a heated base board heater; and pillows and clothes on base board heaters. These are all fire hazards. If you rent, please impress upon your renters not to put anything on the heaters. Also, have your cleaning people ensure that there is nothing on these heaters when they leave the unit.
- Ensure all windows and doors are closed. There have been incidents where renters have opened windows and sliding glass doors and checked out, letting below freezing temperatures into your unit, exposing your unit to frozen pipes.
- During the extreme temps noted above, we also will drip water in kitchen and bathroom faucets to keep the water flowing, which helps keep it from freezing.
- If you or any guests will not be using your unit, depending on the building you live in, we can turn off your water at the shut-off valve, so that no water can flow in your unit. The water in the pipes would still be there, but should it freeze, it would cause minimal damage. Buildings, B, D, E and F do not have individual shut-offs due to the way the building was constructed. For these buildings we can, at least, shut off the water to your water heater, and turn off water under the sinks.
- We turn on the heaters in all crawlspaces to 60 degrees to prevent frozen pipes.
- We check all smoke detectors/carbon monoxide detectors and replace all batteries.

We do plow the driveways when the snow is at least 6 inches high. We also have salt put down when needed. We do not shovel snow on the decks. We do leave ice melt and shovels on each level of every building for homeowners and/or their guests to be able to shovel the decks. If you have an emergency and need shoveling of the deck done, you can call John Fuller at 828-387-0887. Please ask your guests to replace these shovels should they take them away.

Any kind of water event can affect our insurance rates, so, please help your HBV staff keep your units warm and dry this winter.

Maintenance Projects

Here are just a few of the projects that we’ve been doing:

- Added new window latches on many units and will continue to put them in units until all are done
- Raccoon got in to F122. Had to fix damage done to unit
- Added a storm basin in front of G first floor to prevent water from going into crawlspace and added vapor shield.
- Dug down deeper at natural spring at H building to reroute water away from foundation
- Painted the front of B building
- Fixed F stairs to top floor
- Fixed potholes at A, D, E and F driveways
- Fixed water leaks behind mansard roof at B, F and G buildings

- Fixed gutters at K building
- Clean gutters in all buildings
- Lights at F building repaired

What we plan on doing, just to name a few:

- Clean gutters in all buildings
 - Paint front and back of E and F buildings
 - Fix landing at F building
 - Fix water issue at front of E first floor
 - Fix front of E318 where there was no insulation originally installed
 - Annual fire extinguisher inspection
 - Wood burning Chimney inspection and cleaning
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Financial Report



To-date we have \$22,773.21 in the checking with all major bills having been paid.

The total delinquent for the past fiscal year of

July 1, 2016 – June 30, 2017 is \$4,299.14. The majority of this, \$2,760.00 is from unit B204, which is being foreclosed.

The delinquent amount for the current fiscal year is \$1,840.00. In both the past year and current year delinquents there are three units that are over two months delinquent.

The balance due for our line of credit is

\$17,268.27, from a \$45,000.00 line. This loan is expected to be paid off by June 30, 2017.

The total amount of the 36 month loan received for the H and G buildings renovation from Highlands Union Bank was \$383,500.00. The assessment began May 1, 2017 and will end February 29, 2020. The loan payments began July 1, 2017. The monthly loan payment is \$11,494.46. We are expecting to pay off the loan in February 2020.

To date \$47,300 has been collected for the H Building Special Assessment fund.

Delinquents on the Special Assessment are \$1,885.00. At the time of this

newsletter, there are four units that are delinquent more than three months, one of which is in foreclosure and one will be going into foreclosure in September.

The Reserve Fund has a balance \$32,000.00. With the Association in such a good financial position, we will be depositing \$2,000.00 per month into this account, unless something unexpected comes up. The hope is that this Reserve Fund will continue to grow to allow us to afford other projects at HBV.

If you are interested in receiving a monthly financial statement, please contact Renée at hbvillas@skybest.com.

H Building Renovation

The H building renovation is underway. The process started with the painting of posts so that it wouldn't have to be done when the weather turns cold.

They have raised the first floor deck and put in new posts; took off the old siding of the first and second floor in the front and repaired any rotted



wood and made sure the insulation was in good shape. They have repaired any thresholds that had rotted. They have taken the siding off the back of the first floor and did the same with the insulation and thresholds, if needed. The headers seemed to be in good shape. Lowe's is scheduled to come up on Friday, August 18 to measure the doors and windows of the homeowners who informed us that they wanted some or all of these items replaced (at their expense). Once a price is worked out, the owner will be contacted in order to pay for the door directly to Lowe's, so that the warranty is in that owner's name.

The next step is to raise the deck of the second and third floors, take the old siding off—except for the top floor—and repair any rotted wood. The gable ends will be done a little at a time, as the contractor doesn't want to open all that up and then have it rain.

A new design for the landing and stairs going down to the first and second floors is being worked on so that the stairs are compliant with today's codes.

The new vertical vinyl siding will be put on as they move along.

All-in-all progress is moving along and the timeframe of the contract should be met with completion done by December 26, 2017.



Renting Your Unit On Your Own?

If you are renting your unit for short-term rentals, for example through www.vrbo.com or www.airbnb.com, you need to know what is required by law to rent.

- You must have a landline phone. Since cell signals are spotty through the mountains, the law requires you to have a landline so that a renter is able to dial 911 in case of an emergency.
- You must have a fire extinguisher, smoke and carbon monoxide detector in your unit.
- You must pay Occupancy Tax.

Occupancy Tax

The Beech Mountain Tourism Development Authority (TDA) is a government entity that promotes travel and tourism in Beech Mountain. In addition to maintaining the Beech Mountain Visitor Center, the TDA also manages town projects and contributes to capital improvements on Beech. The TDA is responsible for bringing folks to Beech Mountain year round.

As a member of the Town Council I am aware of how effective the TDA is at attracting folks to Beech Mountain. For example, they purchased time on an interactive billboard on one of Atlanta's main highways and on I-95 in Florida, and when the temperatures start soaring there, the billboard gives the temperature on Beech Mountain! What a great idea! And, it brought many phone calls inquiring about Beech, therefore bringing more visitors here. And, during the winter when it started snowing on Beech, they changed the billboard to "It's Snowing on Beech Mountain . . ." After they changed the billboard, the Visitor Center, Inns, Rental Agencies, and even me at HBV, got inundated with calls wanting to reserve rooms.

The TDA's charter is to bring visitors to Beech Mountain. The Occupancy Tax is legislation enacted by the State to levy a room occupancy and tourism development tax. This is the funding that enables the Beech Mountain TDA to perform the duties of their charter.

If you rent your unit through a rental agency, verify that the Occupancy Tax and State Tax are being paid. If you rent your unit on your own call Rebecca Ward, Beech Mountain's Tax Administrator at 828-387-4236. I urge you to pay these taxes. It is a criminal misdemeanor if it is found that you rent and are not paying the tax.

Also, contact your accountant regarding the payment of State Taxes due when renting out your unit on a short-term basis.

Also, If You Rent Your Unit . . .

This is a recurring message that we like to impress upon our homeowners . . . We highly recommend you install combination locks on your door, just like we have at the clubhouse. We've heard a number of stories about folks who rent their units, saying that someone, possibly a previous renter, was using their unit when they were not authorized to do so. We know that a renter can have a key made at Fred's or Lowes, without these stores knowing it is a rental key. Since most rentals are booked online, a renter can see when a unit is not booked. They then know they can have access to this unit at any time, unless the lock is changed, which can get expensive. If you install a combination lock you only have to change the combination after each rental, which is an easy, no cost method. Then, no one will have access to your unit without the correct combination.



You will be able to access your unit, either through the combination, or the override key (which the Association will also need to have). This type of lock will also alleviate the need to send keys to renters, where you have an extra key floating around out there somewhere. A combination lock is the easiest, least expensive way to go in the long run. If you rent through a rental agency, they can easily change the combination when the cleaning folks come and clean the unit after it has been rented.

If you do this then there are no more surprises when you come to your unit and find that someone has unlawfully been using it.