



Spring 2013

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message

The winter is finally over in the High Country. Our last snowstorm was the last week in March, and thankfully the Spring weather on Beech Mountain has arrived. The temperatures have been fairly cool at night, but the sun is shining most days and the buds on the trees and flowers are beginning to bloom.

With this Spring weather comes the maintenance season for Holiday Beech. We are confident that the truly cold temps are behind us so we will begin de-winterizing all the units. We will put the heat down to low, turn off the heaters in crawlspaces and take the covers off the turbines on top of the buildings. We'll bring out hoses and have them ready for you when you come back so you can tend your gardens.

With the weather being so nice, the assessment work is moving along on the A building. We've found many things wrong with this building once the siding was taken off. We are also having raccoon problems with the shingles at the G building and an issue with a unit in the F building. All this will be detailed in an article on the following page. Come the Annual Meeting, the A building should be complete so you can see how great it looks and envision what your building will look like too.

Unfortunately, we received bad news from Travelers, our insurance carrier. They have sent a non-renewal notice to us. The reason stated is that they are no longer providing coverage on seasonal homes or condominiums. It seems, as our agent tells us, that most of the conventional insurance companies are refusing to cover seasonal homes/condos or homes/condos over 20 years of age. She also seems to think that the assessment work we are doing will help us in the long run in finding new coverage. The coverage will most likely be through a Brokerage company, instead of a conventional insurance company. Our insurance expires June 18, 2013. Have no doubt that we will be insured before that time.

The Annual Meeting is coming up on July 20 and I hope to see you all there.

Yellow Mountain Enterprises

This is a wonderful organization that provides vocational skills for developmentally disabled adults. Two of our Homeowners, Bob and Margaret Jenkins, are heavily involved in this organization. They are asking that you go to <http://yellowmountainenterprises.org/> and click on the **Step Up 2013** link to help raise money for this most deserving cause. They are also asking Homeowner's to Step Up and donate their units for the folks that are helping with this event with someplace to stay. Contact Bob Jenkins at 803-517-8947.

Wildlife Commission Urges to Leave Fawns Alone

With fawning season in full swing, the N.C. Wildlife Resources Commission is asking people not to approach, touch or remove any white-tailed fawns.

At the peak of fawning season in May and June, people might see fawns left alone and assume they have been abandoned by the doe. Usually, this is not the case. Whitetails are a "hider" species, which means the female will hide her fawn in vegetation during the first two or three weeks of its life as she feeds.



Dappled and lacking scent, fawns are well-camouflaged and usually remain undetected by predators. The doe will return to the fawn several times a day to nurse and clean it, staying only a few minutes each time before leaving again to seek food.

Fawns are not as helpless as they might appear. By the time a deer is 5 days old, already it can outrun a human. At 3 to 6 weeks of age, fawns can escape most predators. Typically, fawns are functionally weaned by about 10 weeks and are eating vegetation, although they may continue to nurse for another 4 to 6 months.

Unless a fawn is in imminent danger—for example, being attacked by dogs—the best decision always is to leave it alone. If you are concerned about the fawn, leave the area and check on the fawn the next day. Do not remain in the area. It is a myth; however, that does will reject a fawn with a human scent.

If a fawn is in the exact location when you check on it the following day and bleating loudly, or if a fawn is lying beside a dead doe (likely at the side of a highway), do not take the fawn into your possession. Instead, contact the Wildlife Resources Commission at (919) 707-0040. Besides being biologically irresponsible to remove a fawn from the wild, it is also illegal. Only fawn rehabilitators with a permit from the Commission may keep white-tailed fawns in captivity for eventual release.

Special Assessment Renovations Begins at A Building . . . With Issues

We began the Special Assessment Renovation on the A building in February. This is what the A building looked like before we started this work. While taking off the rotted wood on the sides of the building, George DeLaura, our contractor, found that the box plate, which sits on top of the cinder block foundation, was rotted. Also found was a supporting joist on the end of the building by unit A101 that was also rotted. The reason this happened was because the builder, in 1970, built the foundation below the ground. Therefore, the wooded box plate on top of the foundation has been underground and exposed to water for the 43 years the building has been standing. All the builder needed to do to prevent this from



happening was put just one more row of block on the foundation so that it was above ground.



Rotted Box Plate Under A101

So, George and his team fixed the box plate. Then they started back to taking off the siding on the back deck to replace with T1-11 siding, and found that the entire back wall below the second floor sliders was completely rotted. This included the headers above the two lower units' sliding glass doors, the thresholds of all four units' sliding glass doors, the interior floors in the two lower units and the box plate below the lower units sliding glass doors. And, the joist going through the middle of A102, front to back has sagged so much, that a 3' - 4' wall will need to be built within the unit to stop it from continuing to sag.



Rotted Box Plate Under A101

The danger of the rotted back wall is that the upper deck was tied in to the back wall above the lower sliding doors. If 5 or 6 people were on that deck at the same time, it would have been likely that the deck would come down. The reason for all this rot on the back wall . . . the flashing for the sliders were installed incorrectly, if at all, so for 43 years every time it rained or snowed, the water dripped in to these thresholds and down the walls and rotting them.



And to top everything off, we believe that unit F221 is having the same problem with the back wall and headers over the sliders. So, that will have to be fixed, along with the threshold of F321.



The team is working everyday repairing ALL the rotted wood in all four units. When this is finished they will, once again, work on the renovation by replacing the exterior rotted trim; fixing window sills as needed; putting up T1-11; and then replace the shingles in the new design. This is all being financed through the Special Assessment.

G Building and Raccoons



The reason we decided to use hardiboard for the shingles was because the raccoons were causing damage to the cedar shingles by pulling them off. Since there is nothing behind these shingles, except for empty space, the raccoons were able to get in to the mansard roof giving them access to space above the top floor ceilings. They could also dig in to the "blackboard" on the side of the building which would allow them access in to a unit, which they did to G330. Thankfully they only got in to the space behind the bathtub in this unit, and not in to the unit, and did no other damage. Here are recent photos of what the raccoons did to the G building in just a few days.

To stop them from doing this, our temporary solution is cutting the shingles four feet up from the deck, which they will not be able to reach. Then we will put some hardiboard panels below that as siding. This way the raccoons will not be able to reach the shingles and cause any more damage. This is a temporary solution until it is time to do the Special Assessment renovations.



Photos courtesy of James Griggs



Treasurer's Report

At the end of March, we had collected a total of \$170,234.00 for this fiscal year. Amount to be collected for nine months is \$174,519.00. We are \$4,285.00 delinquent in Homeowners dues. Total late fees collected by the end of March is \$170.00.

From the last fiscal year, there is an additional \$1,335.00 delinquent, which is accountable to one unit owner. A payment plan was agreed upon with this Homeowner who has been delinquent for over a year. A claim of lien has been placed on that unit. There

are also two other units with claim of liens, due to delinquent fees.

At the end of March, \$73,843.32 had been received for the Special Assessment fund. There is \$3,229.00 delinquent for the Special Assessment. Late fees were collected in the amount of \$75.00. Previously owed from the last fiscal year is \$953.00, accountable to two units.

The original amount we borrowed on our credit line was \$45,000.00. Each month \$1,000.00 is applied to the principal of this loan. At the end of

March the balance due on this loan is \$16,397.99.

To-date, the balance in our Reserve account is \$9,475.36.

To-date the balance in our Checking account is \$20,611.15.

To-date the balance in our Special Assessment account is \$36,950.67.

For those wanting a financial report every month, please contact Renée at 828-387-4740 or e-mail at hbvillas@skybest.com.



James Griggs

Our Newest Maintenance Team

Sadly, our maintenance guy from last season, Sherill Cordell, has had some health issues. Unfortunately, there's no saying when he will return to HBV, if he returns at all. So, you will be seeing new faces at Holiday Beech doing the maintenance work. As usual, you'll see Larry Parrish working on our lights, and other construction projects.

New to HBV is James Griggs. He is part of George DeLaura's team. He now lives at HBV in the H building and is eager to work for HBV on his off-time. Also doing grounds work you'll see William McKinley, who also works at Fred's. He'll be doing a lot of the raking, and helping with beautifying the A, B, C parking area by building rock planters and replanting some of our Day Lily's. You will also see George DeLaura walking around the grounds since he has multiple projects going on from the A building, to the G and F buildings. We welcome these men as part of the HBV team.



George DeLaura



William McKinley



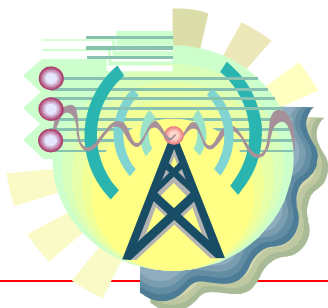
Other Spring Projects

We always have work to do on our Holiday Beech Villas campus. To name a few, this summer we're hoping to accomplish the following projects:

- Make a wood deck for the bottom part of the E building, which was actually part of last years' assessment.
- Continue to spray critter repellent to try to keep them away from the buildings and dumpsters.
- Taking down the BIG dead hemlock tree in front of the C building, and replacing it with a smaller Blue Spruce Evergreen. The Blue Spruce will grow each year and be a beautiful tree. Also we'll be taking down two dead evergreens between the A and B buildings, and the dead/dying evergreens along the ABC entrance and replacing with our smaller trees and plants.
- Plant one more evergreen tree behind the K building and, also, clean up the brush behind that building to make it look like part of HBV, instead of an unkempt area.
- Rewire the lighting at the E building, which also controls the D building lighting, in which we've been having a lot of trouble. Our exterior lighting bill runs about \$600 per month. This can be reduced by using LED energy saving light bulbs, which have about 30,000 hours on one bulb. Once the rewiring is complete, we will replace all light bulbs at the D building with LEDs, as a test, to see if this reduces our lighting bill and leaves enough light at night for our residents and their guests. Also, we will use motion detector lighting, and only leave one or two low-wattage lights on.

And don't forget we're doing our bi-annual Unit Inspections this month. We'll be turning down all the heat in unoccupied units, checking for any water leaks and replacing the batteries in the smoke and carbon monoxide detectors.

What's Happenin' Around Beech Mountain



Cell Tower

Folks have been asking about the progress of the AT&T Cell Tower. It's been said that The Slopes residents had run out of money regarding the lawsuit against AT&T and blocking the tower. So, as this article is being written, AT&T has begun to prepare the property for the tower by removing LOTS of dirt from that area, and heading down Slopeside Road. Now it's been said that the developer of The Slopes has reinitiated the lawsuit and retained an attorney from the Raleigh area. Not sure what's going to happen now. We'll just have to wait and see.

Beech Mountain's annual race tradition began in June of 2008 with A Cool 5. It will now become a series of three races throughout the year each offering a different challenge to those who participate.



The first road race of the series is the Beech Mountain ClimbMAX, which includes a 10K (6.2 miles), a 5K (3.1 miles), and a Fun Run/Walk. The 10K run will go up and over elevations of 5400 feet, with outstanding views, track side spectator locations, long and short ascents and descents with a fast downhill finish. This run is considered **very difficult**. The 5K will follow the beginning route of the 10K, and then veer off to circle around through areas of **moderate** elevation changes before returning to the finish. The Fun Run/Walk will leave from the same starting gate and travel a different route to take advantage of our Greenway and Parks before returning to the Start/Finish location. The ClimbMAX will have it all!

This is our 6th annual Race event held to strengthen existing fundraising efforts and to offer the children of our community, Beech Mountain visitors, and surrounding High Country communities a safe and enjoyable place.

10 K Race Start 9:00 am

5 K Race Start 9:00 am Come join Renée as she runs the 5K course!!!!



1.5 mile fun run and walk and bring your dogs for some exercise (line up behind 10K runners): 9:00 am

Post-Race Award Presentation: 10:00am – 12:00 pm

Festivities: 4:30pm–9:00pm

Early Registration Incentives

Race event pricing: \$30 Jan 1 thru May 22, \$35
May 23 – June 21, \$40 on Race Day. Kids 13 and under \$20.

Friday, June 21, 2013

Race Packet Pick-up (location TBA later) 1:00–5:00 pm

Saturday, June 22, 2013

Note: Running Strollers are allowed on the entire race course. Dogs will be allowed for the 1.5 mile fun run/walk event. Doggy water stops and "doggy bags" will be available along the way as well! Please keep all dogs on a leash!

Race Day Check-in, Registration and packet pick-up 7:00–8:30 am



Registration is now live: . . . what are you waiting for?!

[Register Online!](#)

[Download the registration form here](#) and mail it in. Online registration will be available in April.

Early Registration Incentives

Act now to take care of these phenomenal early registration incentives, which won't last long! Registration will be \$30 for all entries through May 20th 2013 at which time the prices will increase, and a T-Shirt is not guaranteed, so don't wait, register now!

Race weekend pricing:

\$30 thru May 20, \$35 May 21 – June 21, \$40 on Race day. Kids 13 and under \$20.

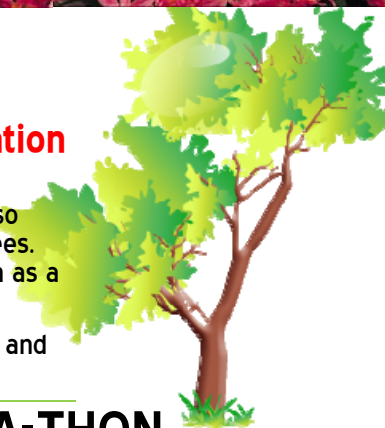


What's Happenin' Around Beech Mountain

Anniversary of the Town of Beech Mountain and Arbor Day Celebration

Happy Arbor Day and Happy Birthday Beech Mountain! The Town turns 32 this year, so come celebrate with us as we also celebrate the trees that make our mountain so special. We will also feature Anna Maynard and Co. with a special contemporary dance performance to honor our trees. We will share a potluck dinner as a community and will have an awards ceremony for the town as a Tree City USA.

Join everyone at Buckeye Recreation Center on Wednesday, May 1st. Social hour begins at 5pm and dinner will be at 6pm. It's free, but you're asked to bring a potluck dish with you.



WALK-A-THON 5K RUN and a GINORMOUS AUCTION

MULTIPLE FUN-FILLED EVENTS

Walk-A-Thon

Divisions (Male and Female)

Age 13 & Under, 14-19, 20-29, 30-39, 40-49, 50-59, 60-69, 70+

Awards

Individual trophies will be given to the male and female winners of each age group. A team trophy will be given to the Walk-A-Thon team that raises the most donations.

5K Run

Divisions (Male and Female)

Age 13 & Under, 14-19, 20-29, 30-39, 40-49, 50-59, 60-69, 70+

Packet Pick-up

Packets can be picked up between 7:30 a.m. and 9:00 a.m. at Trackside. Registration fees can be paid at this time. Lockers and showers are available for your use in the Field House. Do not enter by the front door. Use the Right Side door of the Field House. You are guests of Lees-McRae, so please take care of the area and remove all of your trash. **DO NOT ENTER THE GYM.**

Schedule

7:30 - 8:45 a.m.: Pick up packets and/or register

8:50 a.m.: Opening Ceremonies

9:00 a.m.: Deadline for on-site 5K registration

9:10 - 10:10 a.m.: 5K Run (Start on Track)

10:15 a.m.: 5K awards in Triangle

Silent Auction Thursday, June 20, 7:00 p.m.

- Location - Williams YMCA, Newland, N.C.
- Silent Auction
- Live Auction
- Complimentary table serving punch, iced tea, coffee and delicious finger food (all homemade)
- Cash bar with beer and wine

For the silent auction, there will be table displays and bidding sheets for each auction item in the room. Silent Auction Bidding starts at 7:00 p.m. To bid, add your name to the bidding sheet with your bid. The bid must be higher than all others on the sheet as of that time. You can add another bid on the same or other items at any time and as many times as you want until 7:45. The items will be awarded to the highest bidders. Payment can be made with cash, check or credit card.

The Live Auction, conducted by Auctioneer Roy Krege (Mr. Woolyworm), will feature the majority of the best donated items. It starts at 7:45.

To preview the items offered in both auctions go to the website below and click on Step Up 2013 and go to Silent Auction, or if you would like to Step Up For Yellow Mountain by donating an item to the auction, go to <http://www.yellowmountainenterprises.org> and contact someone on the Board.



Bears!!!!

It's Spring time and the Bears are out. We have bears all around Holiday Beech Villas. Lone bears and Mama bears with their babies (stay away from them!!!)

The reason we have so many bears around here is due to the garbage dumpsters. They are going into your dumpster and getting food out of there. They are pulling the garbage cans out of the K building receptacles and leaving the cans and litter thrown all around, after getting the garbage. **THIS BEAR IS IN THE DUMPSTER AT THE D BUILDING.**



You could scare the bear while it's in the dumpster, and wouldn't that be a fright for you! Worse yet, cubs could be in there and the mother hanging around outside. You know the saying, "don't get between a mama and her cubs!"



Also, you are paying to have someone continuously pick up this garbage around the dumpsters and in the woods. Put your money to better use and . . .

**TAKE YOUR GARBAGE
TO THE RECYCLING
CENTER ACROSS FROM FRED'S**