



Board of Directors

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

October 26, 2021

Dear Owners:

We hope everyone has been enjoying the beautiful leaf season as we transition to our winter season. Here are some tidbits which we hope you will find useful.

The Board is happy to announce that we have hired a new property manager. She is Melissa Shavce. Melissa brings to us an extensive background in property management. She will be working to assure that our property is well-maintained and will respond to owners' concerns. You can email her at our gmail account— hbvillas102@gmail.com beginning November 1.

We are equally happy to announce our new office manager, and it is a familiar face. MK Brennan has been on the Board for a number of years and has served as the treasurer in recent years. During the transition between management companies last year, MK basically served as office manager but without the salary. Since that time, she has continued to monitor the association's finances and work with contractors on capital project finances. MK is resigning from the Board in order to serve in this position. She will be handling financial and clerical duties of the association, so please direct questions or concerns about payments, etc to her at the same address.

The Board is welcoming back a former member. We announced at the July meeting that we hoped to hold off on filling vacant Board seats until those seats came up for election by members. However, we had to rethink that, as our situation changed significantly since then. Board member Rusty Mellette recently sold his unit and had to resign from the Board. Additionally, Board member Jim Cook has asked for a leave of absence for personal reasons. We hope he will be able to rejoin the Board in the not too distant future. Finally, with MK leaving the Board to act as office manager, these changes left us with only four members, making it difficult to maintain our operations. Therefore, the Board voted in a called meeting on October 13, 2021, to appoint former member Zuleika Antigua to finish the present term of Mr. Mellette. We welcome Zuleika back to the Board.

We will need to add another member to the Board due to these losses. If you are interested, please send an email to hbvillas102@gmail.com expressing your interest and sharing a resume or other information about yourself. We are particularly interested in an owner with a background in accounting or finance.

We are pleased that our new dumpsters are in place. Please remember that all owners were asked to return their town hang-tags, as they are no longer valid. Owners and your guests should drop off your garbage at our dumpsters near the clubhouse. The lock code is 160. Please make sure you close and secure the lock before leaving.

Progress on the F Building continues. Upthagrove, like most companies, has been dealing with labor shortages. But they continue to move forward. Interiors of the initial multiple corner repairs are in process, bringing that portion of the work to a close with winter weather heading our way. The most recently identified issues are starting to be addressed now that we have finalized our contract with Upthagrove and secured funding (see below). Beams are on site for that work. The supply chain issues have continued to frustrate the efforts to finish the rear structural issues as some sliders that are on a long backorder have still not arrived. Siding and soffit work continues.

In a letter dated October 18, we shared with you extensive information about a required special assessment change. You can see that letter for all of the information. But just to confirm the most important aspects:

- The change is due to additional issues identified at the F-Building with an additional cost of approximately \$65K
- To avoid another large “one-time” assessment, the Board re-financed the existing loan to cover the additional cost.
- The new payments to cover this loan will begin December 1, and are:
 - One BR units: \$190/month
 - Two BR units: \$245/month
- The special assessment amount will be revisited in two years when this loan is repaid.
- Owners can maintain the previous payments by paying one-time assessments as follows (due by 12/1/21)
 - One BR Units: \$960
 - Two BR Units: \$1200
- For additional information, see the October 18 letter

Our maintenance person, Blair, will be checking units for heat settings prior to the first cold snap. Please be sure you have set your thermostats to fifty degrees to avoid frozen pipes. If you have changed a lock or key code, please make sure you notify the property manager ASAP.

On October 31, our partnership with Appalachian Management will end. We appreciate Harold Tilley and the staff at Appalachian and all their efforts, wishing them well moving forward.

Due to Appalachian Management ending their work with us, effective immediately, please send all payments to:

Holiday Beech Villas
PO Box 353
Banner Elk, NC 28604

Please be sure that if you have automatic payments set up with your bank, that you adjust the address and payment amounts.



Upcoming events on the Mountain:

- October 29—Trick or Treat & Halloween Party at Buckeye Recreation Center. Including a trick or treat from 6-7 and a haunted trail from 6-9 pm.
- November 27—Holiday Market at Buckeye. Lots of vendors and a great way to start your holiday shopping. Call for more details. 828.387.3003



10/26	Halloween Pickleball Bash @ 5pm
10/27	Pumpkin Carving @ 5pm
10/28	Halloween Trivia Night @ 6pm
10/29	Halloween Party @ 6pm