



Winter 2012

HBV Gazette

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message

Here we are at year's end already... I would like to wish everyone at HBV a Very Happy Holiday Season.

As mentioned at the Annual Meeting, the biggest project of the summer/fall was the retaining wall at the F building. This wall had become a major structural issue. It was deteriorating and crumbling in areas where posts supporting the front decks rested.

Our contractor, George DeLaura, began this project in May and has completed the job just this month. Much of the time involved in this project was taking down the original wall and manually hauling out the debris as well as waiting for some of the new materials to be delivered.

This wall has been poured with concrete, according to the town inspector's specifications. The bank behind the wall has been secured with a retaining wall system of interlocking blocks. Two drains have been added, one at the top of the dirt bank and one at the lower portion of the dirt bank. An additional "fly wall" was added at the end of the wall by unit F121, in order to keep water away from the building and foundation (as this was a problem before this project began). Also, a drainage system was added at this end of the building to take water down the hill to the culvert at the D building parking lot. All this work has ensured the stability and safety at the F building. Still to come are new stairs leading down to units F121, F122 and F123 and repairs to the main landing.

We also had a water incident at the D building a few months ago. An owner on the first floor informed us that there was water coming down from the ceiling in her bathroom. Upon inspection, George determined that there was a clog in the sewer pipes between this unit and the one above it on the second floor. The clog had caused leaks in the pipe and overflowed the toilet in the second floor unit. Because of the difficulty unclogging the pipe, the crew seemed to think that it was clogged by a foreign object that must have been flushed down a toilet somewhere in the building. They were able to eventually push the clog down the sewer pipe and then repair the leaks and the damage to the two units.

We can all learn a valuable lesson from this incident in regards to insurance coverage and responsibility for repairs in these situations.

The Association is responsible when damage is caused by common areas that it maintains... roof leaks, frozen/burst water lines, raccoon damage, are all good examples. A foreign object in a sewer line would ordinarily not be the Association's responsibility since it could not be anticipated or prevented by routine maintenance. In this instance, there was no actual proof of a foreign object so the Association assumed responsibility. In the future, George will have a "snake" with a camera on the end to unclog pipes, so there will be visual evidence of what caused a clog. If it is seen that a clog is due to a foreign object, then all responsibility would fall on the owners of the damaged units and not the Association. It would be in the same category as an upper unit causing damage to lower units due to a flood caused by a washing machine, water heater, tub, etc., where each unit is responsible for their own repairs.

Please keep in mind, we are all "The Association" and we currently have a \$10,000 deductible on our policy. Since these types of events usually do less damage than that, the money for these repairs comes out of our budget and, therefore, our pockets. I urge all homeowners to review their individual policies (which are relatively cheap by comparison) and make sure you have ample insurance that covers all of your belongings including wall, ceiling and floor coverings at a deductible that is within your budget should you need to use it.

On a lighter note...

We will begin work on the exterior of the A building within the next couple weeks (shingles, siding, paint, etc.). We will not be doing work on this building during the Christmas/New Year week or on weekends so as not to disturb renters or Homeowners during ski season.

I'm excited about all the work being done at HBV and I hope that this winter season is a happy one for you all.

Ed Anthony, President

What's Going on at Beech this Winter

Sledding Hill: Beech Mountain is home to the High Country's only free, maintained and groomed community sledding hill, complete with artificial snow making! This is a great option for the kids who don't like to ski, or are too young. The sledding hill remains open through the first of March (weather permitting, of course.) Note that the sledding hill is for children 12 and under and closes at dark. It only allows plastic sleds.

Community Bonfires: Sunday Dec. 23 at Buckeye Lake, Bonfire Pit and Jan. 4th at the Brick Oven Bonfire Pit. Come cozy up around the fire as you roast s'mores, drink cider and cocoa, and sing along to the rhythm of the guitar string. Free food and beverages and music!

Christmas Crafting Boot camp: December 20 at the Buckeye Recreation Center

Calling all Crafters and DIYer's. Our workshop will whip you into shape and have you making the best homemade Christmas gifts ever while knocking out your Christmas to-do list. Call the Rec Center at 828-387-3003 for more information.



Breakfast with Mrs. Claus: December 22, 9am—11am

This is free, but donations are appreciated. Mrs. Claus will read Christmas stories, visit and take photos with the children. A light breakfast will be served free of charge.

Let's Decorate! Ornament Making: December 23 at 1:00pm at Buckeye Recreation Center

Grab a glue gun, glitter and holiday spirit and head on down to the Rec Center for a fun-filled afternoon of arts and crafts. Decorate an ornament for a friend, sibling or a special family member. Decorate a personalized Christmas tree ornament.



Yule Log Bonfire and Hayride: December 29 at 7:30pm at the Famous Brick Oven Bonfire Pit. What better way to welcome in the New Year than to celebrate with friends and family around a roaring Yule Log fire. So grab your blankets and hats and come have some hot cocoa, cider and s'mores as you cast your New Years wishes at our annual Yule Log Bonfire!

Rockin' New Years Eve Party: December 31st, 5:00pm until 8:00pm at the Buckeye Recreation Center. This is a free event.

It is time to ring in the New Year, the Buckeye way! Celebrate the start of the New Year with your family without keeping the kids up late. We will have food, family-friendly games, Jamming music, a bounce house, a kid-friendly New Year's Eve count down and much more! So bring the family to celebrate the New Years and still make it to that New Year's Eve Party!



Art to Start the New Year: Every Thursday in January at 5:30 pm at the Buckeye Rec Center. This is a free program. Want to open your child's eyes into the world of art? Bring your little Picasso down to the Buckeye Rec Center for a fun-filled evening of arts and crafts. Each Thursday will be a new craft and a new discovery in a world full of color and texture.



Treasurer's Report

At the end of November, we had \$2,617.00 in Homeowners delinquents for the current fiscal year. From the last fiscal year, there is an additional \$1,738.00 delinquent, which is due 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 is placed on that unit.

From the beginning of the fiscal year, July 1, to-date \$44,470.98 has been received for the Special Assessment fund and an additional \$283.00 in late fees.

\$4,581 has gone to pay back the credit line debt, in which we now owe \$21,444.53.

Due to paying for the sewer backup in D116 and D216; and half the payment for a new roof at the B building, the amount in our reserve account is \$5,468.16.

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

Projects going on at Holiday Beech Villas

There are many projects going on at HBV. Below is a list of the projects and where we are with them:

- Of course, we have the retaining wall at the F building. This project was the highest priority due to structural issues. We are awaiting the delivery of the last 27 Interlock blocks for the retaining wall. It looks great. Other than the last blocks, we only have to take the temporary posts that support the deck and put them back on the wall; and finish up the drain system by the side of the building to bring the water that was eroding the foundation down to the culvert at the D parking area. We will also paint the cement wall the new green color.
- Homeowners paid half the amount of total cost of shingles at H333 and H332. This was completed during down time from the F wall, or if there were extra men that could work on both projects.
- The back of C208 was warping and was scheduled last summer to be repaired, but never was. We took the back wall off this unit and found the threshold under the sliding glass door was rotten. This is now in the process of being repaired.
- We had a major health emergency . . . There were raccoons living between the 2nd and 3rd floor of the F building. They gained access above the outside closet of unit F225 and then used the ceiling of this unit as their bathroom. The smell in this unit was . . . unbearable. George was asked to stop what he was doing on the H shingles and address this issue. To stop the raccoons coming in to the building we have taken down all the metal soffits in the front and back of the F building, and have also placed blocking over all the outside closets in this building to ensure the raccoons can't enter again. This project will be completed on all buildings. These metal soffits are becoming a place of refuge for the raccoons and other critters, and that's why we have decided to take them down and not put them back up. We will research other solutions to replace these soffits.
- George is ready to begin the Special Assessment work at the A building. He should begin work the week of December 17th, but will not do any work during the Christmas/New Year week, so as not to disturb Homeowners or renters. The A building also has a rotted joist on one side, which is causing the back corner of the building to sag. This will be the first item to be addressed, then the shingles will be replaced and rotted wood on the sides of the building will be replaced, rotted window sills will be repaired, soffits will be taken down, and then the building will be painted with the new color scheme.



These are the major projects going on at this time. You've read about the water problem at the D building in the *President's Message*, so there's no need to talk about that. We're moving along, and by summer you will see some major changes in the works at Holiday Beech Villas.



From The Board of Directors and the Holiday Beech Villas Staff . . .

Merry Christmas and Happy Hanukkah



Woolly Worm Festival Winter Predictions

The word from a woolly worm named Lickety Split is that western North Carolina should break out the winter coats and invest in snow shovels.

Lickety Split beat seven other worms Saturday in the finals at the 35th annual Woolly Worm Festival in Banner Elk. The victory meant the worm would be the official forecaster for the upcoming winter.

"It's going to be cold and snowy and a few other things," said Roy Kreger, known as Mr. Woolly Worm.

The caterpillars have black and brown bands, with one color sometimes dominating the other. Folklore says black is associated with snowy weather, while brown is an indicator of mild conditions.

Former N.C. State all-American basketball player Tom Burleson read the rings on Lickety Split. The bands called for snow and below average temperatures for the first five weeks of winter. The next six weeks will be average to below normal, with unusual cold in the 12th week and more snow predicted for the final week, according to Burleson's observation.

"If you own a ski resort and you're a member of the Chamber of Commerce, that's a good prediction," Kreger said. "You ask my wife and she's ready to go south."

Kreger said festival winners and their predictions have an 84.5 percent accuracy rate.



Ray's Weather Winter Predictions

So, here's the Ray's Fearless Winter Forecast 2012-2013 Fearless Forecast:

In a decision/forecast with many unknowns and much variability (such as a forecast for weather 2-5 months away), it's generally best to stay close to long-term averages in similar situations.

Total snowfall: Slightly above the long-term average.

Temperatures: Slightly colder than normal (about 1 degree colder than long-term averages).

Confidence level: The same as always for a long-term forecast—low. ☺

Asheville	16"	Morganton	10"
Banner Elk	50"	Spruce Pine	27"
Beech Mountain	115"	Sugar Mountain	100"
Boone	43"	Waynesville	17"
Hickory	8"	Wilkesboro	12"
Jefferson and West Jefferson	30"		
Lenoir	9"		

