



HBV Gazette

Autumn 2019

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message

Our Annual Homeowners Meeting was held July 20th. It was an informative meeting where homeowners asked and received answers to questions on numerous topics. It was mentioned that a homeowner has a civil lawsuit against Holiday Beech Villas, and additional legal fees were accumulated due to many grievances from the same owner during the fiscal year. Also discussed was the completion of the H building, and the troubles getting to that point. The meeting minutes can be found on Holiday Beech Villas website under Association Information.

Our Treasurer, Phyllis Winter, discussed our financial position, which is better than it has been in a long time. There is no increase in dues, so the 2019—2020 budget remains the same even though our water/sewer/trash expense increased \$10,500.00 for the year. Renee mentioned that next year the water/sewer/trash will, again, increase, along with Charter TV, and we will have to address the dues at that time. The one-bedroom dues \$230.00/month and two-bedroom dues \$345.00/month remain the same. Also, our units have increased in price and are appraising very well, and units are selling very well.

Renée referred homeowners to the all-encompassing list of maintenance projects.

The discussion of dumpsters was re-addressed. The bottom line is that it would cost close to \$50,000 to purchase enough bear-proof dumpsters for all of Holiday Beech Villas. Ownership made a motion to not purchase dumpsters and continue to take our trash to the Convenience Center. The motion passed.

Each year a recap of our 5-year plan of projects is reviewed. Projects completed were fixing the lighting at E and F buildings; painted the A and K buildings, trying to keep up with the renovation work that has already been complete; re-gravel of all driveways, and trying to keep up with the potholes that keep coming back; and re-enforced railings at B, E and F buildings.

We are in the process of getting bids on the G building, since we are no longer using our past sub-contractor. To-date no bids were received from the six General Contractor's that were contacted. We continue to try and get bids.

As we approach the end of Summer, we are thankful for our cool temperatures, and as we move into autumn we look forward to when the leaves change to spectacular colors. And, as always, happy to be on Beech Mountain.

Marlene Rockwell, President

Financial Report

To-date we have \$35,744.42 in the checking account.

The total delinquent for the past fiscal year of July 1, 2018 – June 30, 2019 is \$595.00. This is the least amount in delinquents in over 14 year tenure at Holiday Beech Villas.

To date \$60,471.05 is the balance available to pay for the G/H building loan. The loan will be paid off in February 2020. At this time, the balance due to pay-off loan is \$112,173.35. The remaining Special Assessment amount due from homeowners is \$67,095.00.

Delinquents on the Special Assessment is

\$3,325.00. At the time of this newsletter, there are two units that are delinquent for two months.

The Reserve Fund has a balance of \$25,547/85.

The funds available for the H/G building renovation loan is \$284,250.00.

If you are interested in receiving a monthly financial statement, please contact Renée at hbvillas102@gmail.com.

Parking Issues

As we all know, there are parking issues at all buildings. We are asking that when you or your guests park, please do so in a manner that allows as many vehicles in the parking lot as possible. Park close to the car next to you to allow exit or enter from the vehicle without damaging the vehicle next to you. Also, according to the fire department, you must leave, at minimum, 6 feet when parking in front of stairs that access a building, for safety issues.

F building is a tight squeeze, so be aware that emergency vehicles need to be able to get through. Park as close to the side as you can. The Board is in the process of adding 4 parking spaces at the end of the cul-de-sac.

There is NO parking in front of the H building. This is a fire lane. There is a sign indicating this.

If someone is parked in a spot where a sign says, "Parking for HBV residents only" and you are 100% sure that someone not staying at HBV is parking there, homeowners are encouraged to email Renée and she will have to vehicle towed at the owners expense.

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 often 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 is 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.
- We ensure all windows and doors are closed. There have been incidents where renters have opened windows and sliding glass doors and checked out then 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 were 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. Please ask your guests to replace these shovels, should they take them away and let them know they are not to be used as sleds. It's always a good idea to keep a snow shovel in your unit so you or your guests can shovel as you go out.

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



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.

You should also have your address posted on your refrigerator so a guest knows where they are in case of an emergency.

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.

The TDA is responsible for attracting folks to Beech Mountain. They do all kinds of advertising in many, many publications. They have an ad agency out of Atlanta that helps spread the word about Beech Mountain through bloggers and such that have brought folks from all over. The TDA is a most important part of Beech Mountain.

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 through an online rental application, ensure that your Occupancy Tax is 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 surprises when you come to your unit and find that someone has unlawfully been using it.

On another note, you should post the HBV address on the refrigerator, should someone need to make a call to 911. Most renters have no idea what address they are at, and this is information needed during an emergency. If they are using a cell phone, they will not get the Beech Mountain dispatch and will have to be specific as to where they are.

Critters at HBV



Holiday Beech Villas isn't any different than any other part of Beech Mountain in having to deal with the animals in which we co-exist. We continually have problems with raccoons. Thankfully, since removing our dumpsters our bear problem has diminished greatly.

The last thing that anyone wants is for you to have a problem with one of our wild animals. There is no "getting rid" of them. This is their home, too. What we can do is not attract them to the decks and units.

If you put out bird feeders, bring them in each evening so that the raccoons and bears don't get a whiff of that delicious seed. Do not put seed directly on your deck railings and leave it there at night. Sweep all seed off your deck to the ground below. You are tempting these animals to your deck. Once a raccoon knows it has a place to get food, it will become a pest, and eventually try to get into your unit for more food. If we trap



the raccoon, another will take its place, so that serves no purpose. Bird seed on the ground will be eaten by squirrels and chipmunks before a raccoon or bear will even smell it.

DO NOT leave any trash outside your unit. That is a beacon for all animals that the buffet is open. This not only creates a critter problem, but a big litter problem that the Association (all you homeowners) end up paying to have picked up.



We can live with and enjoy our wildlife. Let's be smart on how we do just that.

What's Happenin' on Beech Mountain

August	2	Buckeye Rec. Ctr. Kids' Summer Camp Ends	October	5	Leaf-lookers Hayride	
	2,3,4	2 nd Ann. Beech Mtn. Trowback Music Wknd.		5,12,19,26	"Movies Under the Stars" at Brick Oven	
	2,9	Family Fun Field Day at Brick Oven		6,13,20,27	Jazz Concerts at Alpen Inn (5-9pm)	
	3	Crafts on the Green, Fred's Mercantile (9-4pm)		19	Wine Hayride	
	3	Firemen's Golf Tournament		20	Beech Mtn. History Museum - Closing Day	
	3,10,17,24,31	Saturday Music at 5506 (2:30pm)		23	Pumpkin Carving at Buckeye Rec. Center	
	3,10,17,24,31	Mile High Yoga at 5506 (10:30am)		25	Family Halloween and Trail-or-Treat	
	3,10,17,24,31	"Movies Under the Stars" at Brick Oven		November	23	Beech Mtn. Resort - Opening Day
	4	Summer Sunset Concert at Fred's (6:30pm)			29-30	Beech Mtn. History Museum (1-4pm)
	4,11,18,25	Alpen Inn Concert on the Lawn (5-9pm)			30	Holiday Market at Buckeye Rec Center
	6	National Night Out			30	Beech Mtn Old Fashioned Christmas
	10	Street Dance at Brick Oven (6-8pm)		30	Coat Drive for Feeding Avery Families	
	16-18	BMC-5 th Annual Battle on Beech Pickleball		December	14	Santa Comes to Beech Mountain
	25	Beech Mtn. Enduro Race			19	Trivia Night Beech Mtn. Brewing Company
31	Mile High Kite Festival (10am-4pm)	20	Yule Log, Bonfire & Hayride			
31	Street Dance at Brick Oven	21	Mrs. Claus Pancake Breakfast			
September	1	Mile High Kite Festival (10am-4pm)	26		Trivia Night at Beech Mtn. Taprooms	
	1	Alpen Inn Concert on the Lawn (5-9pm)	26-31		Beech Mtn. History Museum (1-4pm)	
	7,14,21,28	"Movies Under the Stars" at Brick Oven	31	Beech Mtn. Resort - New Year's Eve Celebration		
	13-15	Beech Mtn. History Museum Open (10-4pm)				
	14	4 th Annual Oz Ball				