



Winter 2013

HBV Gazette

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message

I would like to wish you a Happy Hanukkah and a Very Merry Christmas. Hard to believe it's that time of year already.

With the A building complete, our contractor, George, has moved on to the D building. We've had some rot on the first floor that has been fixed and re-sided. Headers above the sliding glass doors on the second floor are rotted and are being fixed. One gable end on the first floor has been done. We are waiting to do the other end, where the electric meters are placed. We will continue moving along with the D building, until everything is finished. Work will not be going on during the busy week of Christmas/New Years. We will move on to the K building when the D building is complete.

The handicap ramp at the clubhouse was built at too steep an angle, and during the winter with snow and ice, became a hazard. People were slipping on it, so George has brought down the angle by half. The ramp starts at the front door, goes down to a level landing, and then angles down in to the parking area. We have also added a step to the other side of the deck and will be replacing the rest of the rotted wood on the deck, also included in this project is converting the clubhouse deck and stair railings to cabling railings.

The new planter at the ABC entryway looks great, along with our new flagpole and American flag. Renée has received many compliments from non-HBVer's on this addition. Tulips and Daffodils have been planted in this section. Come Spring, it should make HBV's main entryway very inviting.

With the busy season upon us, I'm asking homeowners to be aware of the lack of parking spaces at all buildings. If you or your guests are coming up during Christmas/New Year, please park in designated areas only. Do not block entryways to the garbage dumpsters. If cars are in the way, the Town's garbage truck cannot get through, and will not pick up our garbage.

We have removed all the light posts at the A building and added wall-mounted, motion detector spot lights in

their place. This way lights are not on all night, when they are not needed, and come on when someone drives/walks up. They stay on for 20 minutes and after detecting no more movement, they turn off. We will be removing light posts and installing these types of lights on all buildings when the renovations for that building is complete. This way, we should see a savings on our electric bill.

I'm excited about the progress at HBV. On that note, one of our Board members was at the Beech Mountain Resort during the Mountain Biking Races a couple months ago and overheard several people speak about the A building (not by name, by description). They all commented how nice it looked and that "those condos were looking good". This helps to reaffirm that the work being done to not only make our buildings safer and stronger, but aesthetically appealing, is well worth the effort.

I wish each and every one of you a safe and happy holiday and a prosperous new year.

Ed Anthony, President

Lets Welcome Our New Neighbors

We have two new neighbors at Holiday Beech.

A202

Bob Bachman, who used to own a unit at HBV is now the new owner of A202. Bob resides full-time in Bonita Springs, Florida. We're very happy to welcome Bob back to our little community.

B103

Jorgene Barton has purchased unit B103 from original owner, Tom Mauldin. Jorgene resides in Bonita Springs, and is excited about a nice place in the mountains in North Carolina for a little relaxation.

WELCOME TO OUR COMMUNITY BOB AND JORGENE. WE'RE GLAD TO HAVE YOU!

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.

December 14 – Santa Visits Beech Mountain



Get in the holiday spirit with a visit from Santa Claus! Get your last minute requests in order to make sure that your wish list is under the Christmas Tree.

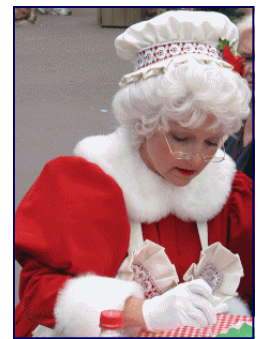
With holiday décor, including a roaring fire and lit Christmas trees, the 4 Seasons at Beech welcomes all for this great local event. After hot chocolate and cookies, everyone will head to the Beech Mountain Chamber of Commerce for decorating and lighting of the Christmas Tree. We welcome home made ornaments to help adorn the tree.

This family friendly event will start at 4pm at the 4 Seasons at Beech. Contact the Beech Mountain Chamber of Commerce at 828.387.9283 for more details.

December 21st – Breakfast With Mrs. Claus

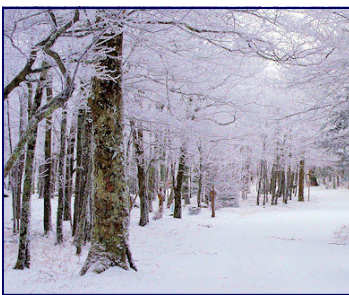
While Santa and his elves are busy making Christmas toys for all the little girls and boys, Mrs. Claus comes to Beech Mountain to have breakfast and spread Christmas cheer to all of the children of our community.

Come join us and get in the holiday spirit as Mrs. Claus comes to read Christmas stories, visit, and take photos with the children. A light breakfast will be served free of charge, but donations are appreciated. For more info call 828-387-3003.



December 21st – Guided Hike

Our guided group hikes are led by our professional parks and recreation staff members, all of whom have a plethora of knowledge regarding our local trails, the history of Beech Mountain, local flora and fauna, and they will lead you on fun, exciting and educational hikes through some of the beautiful and pristine landscapes on Beech Mountain.



Explore a new trail on Beech and learn about the unique terrain and wild life. This is a great hike that leaves from Buckeye Recreation Center December 21st at 9am.

Please bring water and a snack. For more info call 828-387-3003.

December 22nd – Let's Decorate! Ornament Making

Head on down to the Buckeye Recreation Center for a fun-filled afternoon of arts and crafts! Decorate an ornament for a friend, sibling or a special family member to commemorate an awesome Christmas on Beech Mountain. There is no better way to get into the Holiday spirit than to decorate a personalized Christmas tree ornament!

For more information, contact 828-387-3003.





Treasurer's Report

At the end of November, we had 4,886.00 in Homeowners

delinquents for the current fiscal year. From the last fiscal year, there is an additional 4,447.00 delinquent, which is due to one foreclosure, and two separate unit owners. A payment plan was agreed upon with two of the Homeowners and the foreclosed unit may be in the process of selling, so we will recoup some of our dues for that unit.

From the beginning of the fiscal

year, July 1, 2013 to-date, \$43,420.32 has been received for the current year's Special Assessment . We have received an additional \$1,778.00 from the previous years Special Assessment.

We have \$4,373.00 in delinquents for the this year's Special Assessment and \$2,117.00 from last year's Assessment. We have payment plans and Claims of Lien on numerous units so we will be able to recoup these past due monies.

An additional \$15,000 was used from our line of credit to keep work

moving along. We have paid \$425.29 in interest, and \$4,725.00 to principal, in which we now owe \$25,391.95.

The foreclosed unit owes \$1,005.00 for the Assessment. We hope to get most of this amount back when the unit sells.

Our reserve account has \$6,478.22.

If you are interested in receiving a financial report every month, please contact Renée at the office (828-387-4740) or e-mail her at hbvillas@skybest.com.



Projects Going on at Holiday Beech Villas

A BUILDING

The A building has been completed. It looks great and we're getting many compliments on the new shingle design. Next Spring we will be doing some plantings to enhance the look of this building, since it basically doesn't have any trees or plants around it. We are asking if any of our Homeowner's has some landscape design

experience that can help us with a design that doesn't require maintenance, but will add to the beautification of the A building.



ABC ENTRANCE

We have also taken away the dying Hemlock trees along the ABC driveway. In its stead we built a natural rock planter, filled it with dirt, added a flagpole and American flag, and planted tulip and daffodil bulbs. As soon as it was finished, many, many folks complimented HBV on the change, saying that it was so much nicer than before. The flag is illuminated at night with solar lighting. It's a great place to decorate for the seasons, plus we'll be adding a few dwarf evergreens to add to the seasonal flowers that we'll be planting.

D BUILDING

After the A building was complete we went on to the D building. We've had some issues on the bottom floor, in front. We've had a little rot, but one main issue was the header over a couple front doors was shortened, and did not go over the entire door. The contractor fixed these issues and re-sided the bottom front with T1-11. They went on to the back of the second floor, and found all headers over the sliding glass doors are rotted, and are repairing these headers. They will re-side the back of the second floor with T1-11. After the second floor is complete, they will move on to the third floor, will do the new design of the shingles on the whole building. We will also fix all thresholds and rotted floors on the top floors.

After the D building, we will move on to the K building.



Continued on next page

Projects (continued)

LIGHTS

As Ed mentioned in his President’s Letter, we took down the pole lights at the A building and replaced them with motion detector spot lights. We were using this building as a test case. It has worked so well that we will incorporate this solution to all our other buildings as part of the renovation on each building. This will save in electric, and reduce the light pollution around HBV. And speaking of lights, the fixes that James has done at the D building have worked without any problems. As each building is complete, while changing out the light fixtures, he will also re-wire the lights, as needed, and take down any extraneous wiring.

B BUILDING

We have replaced the landing at the B building with new supports, joists and deck boards. This landing was sinking and was a hazard to those walking.

CLUBHOUSE

We are in the process of replacing the deck and railings at the Clubhouse. The handicap ramp was built too steep and was becoming a hazard during the winter. We have redesigned the deck so that the ramp, starting at the parking lot, goes up half the steepness, goes to a flat landing and then goes up a small elevated ramp to the front door. We are also adding a step on the opposite side of the front deck, for those that do not want to use the ramp.

We are also removing the existing railing and will replace with the new cable railings. The stair railings that go from Village Road down to the clubhouse will also be changed. We will be removing the pickets from these railings and replace them with the cabling.

All things considered we are making a lot of progress at Holiday Beech Villas to make our buildings safe, but also aesthetically appealing, especially for those who are looking to purchase a Holiday Beech unit.



Woolly Worm Festival Winter Predictions

The results are in and, therefore, the winter weather prediction is cast. Wilbur of Chapel Hill, the winning woolly worm at this weekend’s Woolly Worm Festival, predicts (by careful evaluation of his 13 brown and black segments by highly trained Woolly Wormologists). Week 1, flurries; week 2, cold & flurries; week 3, snow; week 4, flurries; weeks 5 through 7, cold will reign; week 8, flurries; weeks 9 & 10, below average temps; week 11, snow. Keep in mind that these predictions apply only to the winter season and that Wilbur in no way can be held responsible for inaccurate predictions.



Ray's Weather Winter Fearless Forecast

Location Expected Total Snow/Ice for Winter 2013-2014

Asheville.....	13"
Banner Elk.....	43"
Beech Mountain	100"
Boone.....	38"
Hickory	6"
Jefferson and West Jefferson	26"
Lenoir.....	7"
Morganton	8"
Mount Airy.....	10"
Sparta.....	23"
Spruce Pine.....	23"
Sugar Mountain.....	90"
Waynesville.....	13"
Wilkesboro	10"

