



THE HBV GAZETTE

Holiday Beech Villas Condominium Association



President's Message

Holiday Greetings from Holiday Beech Villas!

We've accomplished so much this year. From pickets to painting, pressure washing and taking care of some structural issues. As we complete our annual review of the structural report, I'll be sending out a letter to you regarding the status of completion and what yet needs to be completed. As we complete the final tweaking of our chart of accounts, the Long Term Planning Committee will have the historical data with which to plan our financial needs over the next five years. All of Yvonne and Renee's hard work in refining how we account for each expenditure will assist us in the long range planning process.

We are ready for another winter on Beech Mountain. Larry and Lyle have worked diligently getting the condos ready for the cold months. The heaters in the crawl spaces are on and will hopefully prevent pipes from freezing. They have also inspected all unoccupied units to make sure the heat is set to 50, to ensure that your individual pipes don't freeze. All the shovel stations are ready to go. We've already had a few inches this month and Larry was out there plowing.

Holiday Beech Villas is looking better than ever and we hope to continue on this path for a long time to come.

Happy Holidays to you and your families.

Karen Alexander, President ☺

Winter Readiness

Well, we've already had one winter storm. It came the last week in November. It was at least 3 below zero and we had a few inches of snow. We had all the crawlspace heaters turned up high to ensure the pipes would not freeze, and Larry and Lyle took another look at unoccupied units to make sure the heat was at 50. All the precautions worked as we did not have any problems. But, the weekend of December 9 the pipes froze in the laundry room and caused a little flood there. Thankfully it did not ruin the new carpet! Someone turned off the heat in there and that's what caused the pipes to freeze. Next time you do laundry, you'll see a little sign letting folks know that they shouldn't turn off the heat. ☺

Property Across from Holiday Beech

For those who don't know, the property across from Buildings F, G and H on Slopeside Road and on Village Road was sold. The gentleman who bought it

broke it out into 15 lots. Seven of those lots will be on Slopeside Road. Your Board was very concerned about the building of these and how they would affect Holiday Beech Villas regarding dynamiting and water run-off.

Karen Alexander, your President, attended a Town of Beech Mountain Planning Board meeting to explain to the members of this board the concerns of Holiday Beech Villas.

Karen was very pleased with the outcome of this meeting. The Planning Board mentioned that this parcel of land was once designated as multi-family, where condos could be built. To avoid manufactured condos (such as Klonteska when you first come up on Beech Mountain), they changed the designation to single family.

The Planning Board said that the developer is responsible for bringing to the Planning Board a plan of where the roads and driveways are to be built. The Board is recommending that they bring the road off Village Road instead of Slopeside Road.

The land cannot be completely cleared of trees. The only trees that can be removed is where a house will be built.

The owners will be responsible for making the culverts and run-off ditches larger to accommodate the extra run-off from the new construction and steepness of slope. They will also be responsible for clearing out all debris out of run-off ditches.

There are restrictions within town limits regarding dynamiting, so the new owners will not be able to dynamite indiscriminately.

The Planning Board was very responsive to Holiday Beech Villas concerns and said they will forward all information regarding this property to Karen for her review. ☺

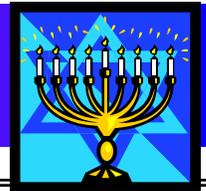
New Board Member

Sonia Properi is the newest board member. She is replacing Linda Mincey. Sonia was born and raised in Sao Paulo, Brazil. She was a flight attendant for 16 years for TransBrasil and flew all over Brazil and the United States. She moved to Miami, Florida in 1991 with her daughter, now 20 years old and a student at the University of Florida. Sonia has been working in International and Private Banking ever since she moved to Miami. She specialized in working with South America and Europe customers. She recently moved to Beech Mountain in February. ☺



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Holiday Beech Survey

The results of the survey are in: Received: 19 surveys—21% of homeowners responded.

1. The association's mission, vision, and values statement is reflective of the homeowner's interests in the association.
Strongly Agree = 11 58%
Agree = 8 42%
2. The board of directors executes its responsibilities diligently according to the bylaws and rules of procedure.
Strongly Agree = 12 63%
Agree = 7 37%
3. The association manages community areas satisfactorily.
Strongly Agree = 11 58%
Agree = 7 37%
Disagree = 1 5%
4. The association makes decisions to best maintain the value of the property.
Strongly Agree = 9 47%
Agree = 10 53%
5. The association has processes in place and plans activities to develop a sense of community.
Strongly Agree = 11 58%
Agree = 8 42%
6. The association maintains fiscal responsibility and accountability and provides fiscal services to the membership.
Strongly Agree = 12 63%
Agree = 7 37%
7. The administrative and clerical services provided are sufficient to meet the needs of the association and its members.
Strongly Agree = 14 75%
Agree = 5 25%
8. The property is maintained and maintenance needs are addressed according to priority, financial resources available and completed in a timely manner.
Strongly Agree = 10 53%
Agree = 9 47%
9. The grounds and roads are maintained adequately for safety and appearance according to priority,

financial resources available and needs are completed in a timely manner according to seasonal requirements.

Strongly Agree = 12 63%
Agree = 6 32%
Disagree = 1 5%

10. The board adheres to legal, ethical and regulatory standards for community associations according to the association bylaws.
Strongly Agree = 10 6%
Agree = 8 4%
One person did not answer this question
11. The Board of Directors has successfully managed the Special Assessment to make significant improvements in the association.
Strongly Agree = 11 61%
Agree = 7 39%
One person did not answer this question

Comments:

In response to statement 1: *Many homeowners come to HBV to escape responsibility, not to volunteer, work toward a "community"*

In response to statement 7: *Need more secretarial time on site*

It would [be] nice if there was a way to notify owners of current unit for sale? Probably not something that is easily compiled but would help in getting new owners that we know rather than unknown. Just a thought—not trying to create more work for Renée!!

In response to statement 3: *building K seems to be left out*

In response to statement 8: *except for building K Thanks—keep up the great work!*

An effort has been made to have the exterior of the buildings more uniform, but more work needs to be done. Signage is in the making. More cleanup of common areas. What about a quality control committee for standardization/uniformity? Letters on columns not large enough D,E , F,G,H

Continue to monitor common areas. The improvements at Holiday Beech have been great. Everyone at Beech have worked very hard and it shows. Keep up the good work.☺



Treasurer's Report

November was the first month that all but one homeowner paid their homeowners dues! That's a first in the 1 1/2 years since Renée has been here. We're hoping this is the beginning of a trend! Wouldn't it be a happy holiday if all our homeowners paid their dues on time!

We're also in the process of doing a cost accounting of all expenditures. This has never been done at Holiday Beech Villas and is quite a process. This way we'll all know where every penny has gone into making HBV more beautiful than ever.

If you haven't yet, don't forget to pay the next Special Assessment . It is Due by January 10th!

We ask all our homeowners to pay their dues before the 10th of the month. Paying on time helps us all. ☺



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Volunteerism is a Good New Year Resolution

The holidays are a time to reflect on our service to each other and the community. It is sometimes difficult to recruit a dedicated group of volunteers for condominium associations, especially when the condominium serves as a vacation home or second home. HBV Homeowners have expressed the need to come to the mountains to get away from it all and choose to serve and volunteer in their primary communities. HBV is very fortunate to have a board of directors and core group of volunteers who are dedicated to the operations and success of our organization. These individuals often have taken several responsibilities in order to assure positive outcomes and that we live the mission, vision and values of HBV.

It is important to have new volunteers in any organization to diversify opinion and have a well prepared group ready to assume leadership positions as others retire, move away or choose to no longer be involved. Homeowners have many ways to give their input and contribute to the organization. Your input is always welcomed at scheduled board meetings that meet every other month and at the annual meeting which has been well attended. The maintenance coordinator is always seeking input into the maintenance and grounds plan. If you have suggestions for improvements to maintenance or other projects for improvement of the association you may complete a maintenance request or let Renee know of your request. This will be forwarded to Jesus Hernandez and brought to the board for input. The board also uses an annual survey to gather input from homeowners about the operations of the association (see page 2).

The democratic process is essential to the health of any homeowners' association. The board of directors is elected to represent the desires of the homeowners

of the association and act on their behalf. Concerns may be brought to any board member or directly to the meetings. Vacancies that arise are filled by the board or from nominations by the membership for election at the annual meeting. The association currently has an opening for the board of directors. If you would like to be appointed to this position submit a brief biography to Renee with your intentions to serve. The board especially needs representation from C, E and K buildings. This position is at large and would require that you attend 75% of all scheduled board meetings.

HBV is also seeking volunteers who may be interested in serving on a committee. The Long-Term planning committee is active and responsible for planning for the association's future and could use additional volunteers; an Adhoc advisory committee will be put together when needed, from homeowners not on the board, to help mediate conflicts that may arise between the board and homeowners as required by the state. Other committees that have been suggested and could be made active with volunteer input include a social committee, a nominating committee and a landscaping committee. These committees could meet several times a year or as decided by the chairs and would report to the board. Other special committees or affinity groups may be developed upon the request of homeowners if volunteers come forward to serve on these.

Volunteerism can be challenging, but it has many rewards. It seems you always get more in return than you give when you serve. The transformation of HBV has come as a result of many volunteer hours, hard work, a dedicated staff and visionary leadership. As the year winds down and the New Year is upon us please consider making a resolution to become more involved in HBV. If you would like to know more about volunteer opportunities contact any board member or our office manager. Let's all make HBV the best homeowners association on Beech Mountain. ☺

Holiday Blessings for HBV.

One of the items we have had on our wish list for a long time have been individual unit identification signs. The old ones make it nearly impossible to identify the units. New signs are not only beautiful and bring value to the association but could also prevent a tragedy in case of an emergency. Right now it is difficult to identify which unit is which in case someone gets injured or hurt and is in need of emergency medical treatment or if there was a unit fire.

Santa Claus came early to HBV in the form of homeowner and board member Joe Crist of unit G130. Joe has generously agreed to purchase all unit numbered signs on behalf of HBV. These signs have been ordered and some have started to come in and

have been installed in A, B and part of C buildings. Let us know what you think of them and thank Joe the next time you see him. We at HBV are so fortunate to have such involved homeowners who care about our community by giving of their time and monies. Thanks Joe, we really appreciate you! Holiday blessings to all and a Happy New Year.

Decorate with Boughs of Holly

HBV is all decorated for the holidays, making it a cheerful and welcoming place. Each year we would like to improve or expand on our holiday decorations. If you have any holiday decorations you would like to donate or if you would like to contribute to our holiday fund please contact Renee Castiglione in the HBV office. ☺