



## Board of Directors

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

May 21, 2021

Greetings, HBV Owners. It's time for your May update from the Board of Directors.

Progress on the F Building is ongoing. Our contractors are doing an excellent job of keeping the process moving. However, as we expect on this type of project, they continue to face hurdles. Most recently, we had to do a major change order to address structural issues on one corner of the building. They are seeing light at the end of the tunnel regarding the back side of the building. Closets are all constructed and are nearing being dried in. The siding is almost completed on the back side, except for the areas with ongoing structural repair. (see picture below)

One surprise during the F Building work was the discovery that we had wildlife (racoons and skunks) living in the area between floors. We have taken action to eliminate the issue. But please avoid any traps that have been set.

The project at the D Building is progressing well. The retaining wall is complete (see picture below). This week, there has been extensive grading and rock spread, which will be followed by seeding and spreading straw. We appreciate the patience of owners and residents who were unable to park in the lot during this time. But the results will be well worth the inconvenience.

We are pleased to announce that the HBV Board applied for and received a grant from the Beech Mountain Tourism Development Association. Grants were provided to improve the area's appearance and attraction to visitors. We have been granted \$5,000 for this purpose. We are finalizing the projects to be funded by this grant and will announce them in the near future. Grant funds cannot be used to supplant money already committed for projects, but must be used within guidelines of the grant. We are grateful to the BMT TDA for this funding.

We entered into an agreement with an individual to act as our maintenance person to help with routine tasks. However, he changed his mind prior to starting. So we are still looking for a maintenance person. Please let us know if you have a suggestion.

Just a reminder that the final payments for the lump sum assessments are due by June 1. If you have not already done so, please take care of this as soon as possible.

Also, we hope everyone will remember that the front decks of all buildings are considered a "common area." In general, there should not be furniture or other items left on front decks. Exceptions have been at the ends of decks where there is no traffic and no concern regarding

access for emergency responders, as long as furniture or other items are well maintained and do not detract from the appearance of the buildings.

One last “housekeeping” issue. We have upgraded the dog waste stations to help avoid their being used as garbage receptacles. It is obvious the new equipment is NOT for garbage. But we continue to have a problem with them being used as such. There has also been damage to the units. (see the photo below). Please remind any renters that they must properly dispose of garbage and not use the dog waste stations for this purpose.

Please mark your calendars. The HBV annual meeting will be held July 17 at 10:00 a.m. There will be a meeting in the clubhouse. As recent CDC guidelines and directives from the Governor’s office no longer require face coverings for vaccinated individuals or limited capacity, we should have room for any who plan to attend. Face coverings will be at the discretion of attendees. Those who cannot be there in person will be welcomed in a conference call.

Sincerely,

HBV Board of Directors

F Building Progress



D Building Retaining Wall



Damaged and Misused Dog Waste Station

