



Winter 2018

HBV Gazette

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message

I would like to wish you a Merry Christmas and a belated Happy Hanukkah, and of course a very Happy New Year.

Holiday Beech Villas survived the worst winter storm since 1998. Total accumulation is around 20" - 24". The driveways were plowed in the morning, but it didn't take long for the snow to pile up before they needed could be plowed again. Thankfully, all is well in all the units.

It was a busy year for HBV. We accomplished numerous planned projects, and some unexpected projects. The unexpected projects had to do with water coming into one unit where a small part of the ceiling came down. The leak has been repaired, as well as the ceiling. The B building mansard siding is causing a water problem in a couple units and that has been repaired. The plan is to take the rest of the mansard siding down in the front and cover it with plywood and paint it brown. Not sure we'll get to it this winter, it all depends on the weather. We also had issues at the G building, again, with water, that needed to be repaired.

H building is still not complete. Needless to say, the Board is frustrated with the lack of progress. Because of this, the Board had decided to bid out the G building, to see if we could get other contractors to do the work. Renée sent out two bids, and have received none back. The Board is going to put the G building on hold, while we try to see if additional contractors would be interested in bidding. Since the work wouldn't start in the winter anyway, hopefully we can get someone to do the work beginning in Spring.

A homeowner, Lu Sperekacz, has been very helpful to Holiday Beech Villas and has helped out with regular maintenance. Thank you Lu for being a homeowner that cares and helps keep HBV looking good. John Fuller, who amicably parted ways with HBV at the beginning of summer, is now back helping out. Welcome back John.

Units are selling at HBV, which is great for all of us. I wish each of you a safe and happy holiday and a healthy and prosperous New Year.

Mark Deasaro
President

Treasurer's Report

At the end of November, we had \$2,760.00 in Homeowner's dues delinquent for the current fiscal year.

The H/G buildings assessment has a delinquency of \$5,175.00. The bulk of these delinquent amounts are from 2 units.

Our reserve account has a balance of \$36,000.00.

The balance in our checking account is \$32,569.28

The balance of the Special Assessment account is \$44,766.05.

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 hbvillas102@gmail.com.

What's Going on at Beech this Winter

Sledding Hill

The Sledding hill is normally open 9 a.m. to 5 p.m. on weekends and holidays; and 1 to 5 p.m. on weekdays, depending on current weather conditions. The free sled run is located next to the town's visitors center and provides good sledding conditions with a combination of natural and man-made snow. The sledding hill is for children under the age of twelve. The Sledding Hill is operated by Beech Mountain Parks & Recreation Department daily throughout the winter (weather permitting) with safety personnel on duty. A loud speaker plays music and hot chocolate is available at nearby restaurants.



December 15—Santa Comes To Town 2-4pm

Join Santa & his helpers at the 4 Seasons at Beech Hotel on Saturday, Dec. 15th from 2:00-4:00 pm. Share your Christmas list with Santa, pose for a photo & enjoy a warm cup of hot cocoa & a cookie by the crackling fire!

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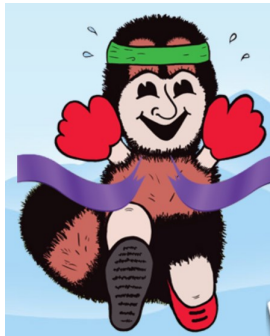


December 22nd—Pancakes with Mrs. Clause—10am—noon
 There will be story time, ornament decorating and fun for the whole family. And don't forget about the yummy pancakes!! This will be at the Buckeye Rec Center.

December 21st—Yule Log Bonfire—5pm - 6pm
 Friday, Dec. 21, 5-6pm at the Famous Brick Oven Pizzeria Fire Pit (402 Beech Mtn. Parkway). Gather 'round the ol' yule log as we roast marshmallows over an open fire, sip hot cocoa, and tour the top of Beech by hayride. Dress warm and layer up! Festivities will be held at the Famous Brick Oven Pizzeria's fire pit, just across from Beech Mountain Town Hall. Questions about this event, please call Beech Mountain Parks and Recreation at 828.387.3003.

Buckeye Date Night—Thu, December 27, 5pm – 8pm
 Parents relax after the holidays from 5-8pm with a night out to participating restaurants on Beech Mountain. Drop your kids off at Buckeye for games, crafts, pizza and movie night for just \$5 per kid! Call us to make reservations 828-387-3003.

December 31st—New Year's Eve Celebration at the Ski Resort 6 - 8 pm
 For the younger crowd, Beech Mountain Resort offers "Family Night" in the Lodge from 7 p.m. to midnight, free of charge! DJ Pete Welter will be spinning fun party tunes to get everyone moving. Food and beverages will be available for purchase. Don't forget to lace up your ice skates for a New Year's Eve Late Night Ice Skate! For only \$15 everyone can enjoy a skate under the stars accompanied by festive music during an additional session from 10 p.m. to 12 a.m. We will also have a fantastic firework show at midnight to ring in 2019! New Year without staying out into the wee hours. The Slopes have all kinds of stuff going on! For more information call (800) 438-2093.



Woolly Worm Festival Winter Predictions

In spite of the Woolly Worm Festival having to cancel on Sunday, the second day of the two day event, the 2018 predictions are:

The first three weeks of winter might have below average temperatures and snow. The fourth week there might be below average temperatures and a frost or light snow.

The next six weeks, we should have below average temperatures, but no snow.

According to the worm, those last three weeks of winter sees the return to frost and light snow.



Ray's Weather Winter Fearless Forecast

Snow totals 15% above the 10-year averages with greater than average icing potential. Temperatures 1-2 degrees colder than average. Cold and snow relative to average will be most extreme during the heart of winter (January and February).

Below are forecast totals for many locations in the Southern Appalachians. (Note: The forecast snowfall total includes snow/ice falling between October 2017 and May 2018.)

Table 2: Specific 2018-19 Snowfall Forecasts for Selected Locations

Location	Expected Total Snow/Ice for Winter 2018-2019
Asheville, NC	16"
Banner Elk, NC	50"
Beech Mountain, NC	100"
Boone, NC	42"
Galax, VA	24"
Hendersonville, NC	11"
Hickory, NC	6"
Independence, VA	23"
Jefferson and West Jefferson	24"
Lenoir, NC	7"
Morganton, NC	7"
Mt. Airy, NC	12"
Old Fort, NC	8"
Sparta, NC	23"
Spruce Pine, NC	24"
Sugar Mountain, NC	100"
Waynesville, NC	17"
Wilkesboro and N. Wilkesboro	9"
Wytheville, VA	25"

Things to Know at Holiday Beech Villas

We've had so many new owners that there are some things that HBV would like you to know. And for those of you that have been here, this is just a reminder.

- During the winter we do check unoccupied units to make sure the heat is up to at least 50 so we can avoid frozen pipes. We'll also check to make sure no one has left any windows open or left the stove on. If you would rather take responsibility for that yourself, please let Renée know and it will be noted on our inspection documents.
- We check the heat in all crawlspaces during the winter, again, to make sure we are preventing frozen pipes.
- When it snows, plowing is done when there is about 6 inches of snow. HBV does not shovel decks or walkways. We do leave shovels and ice melt out for owners and guests to use.
- It is recommended that you keep your own shovel and ice melt in your unit, for your use and/or your guests use. Although HBV puts shovels and ice melt out on all levels of all buildings, these shovels and ice melt buckets tend to disappear, leaving those folks in the buildings without.
- If you rent your unit, it is highly recommended you get a combination lock so that you can change the combo with every renter you have. If you have a key, remember, someone can always make a copy of that key, go online, or call the rental agent, to see when the unit is not being used, and then help themselves. Should you get the combo lock, Plus, it's easier if a guest gets locked out. HBV will need the master combination, plus any keys that may be of use. If you choose not to use the bottom lock, you should change it out for a door handle that has no lock on it. HBV does not come and open locked doors for renters.
- If you have a water emergency, e.g., water pouring into your unit, or turning on your water and nothing comes out, call John Fuller at 828-387-0887. Only you, the owner, should be calling John, not your guest. Units in the A, C,, G, H and K buildings have water shut-offs for individual units. B, D, E and F do not have individual shut-offs due to the construction of the building, and does not allow for that. If there is a water issue in these units, the whole building will have no water until the problem is resolved. We haven't had (knock on wood!) a major water issue in a good number of years, due to the precautions we take. That's why we are diligent in checking units when the temperatures go down to ensure heat is on at 50 or above.
- John also does maintenance, so if you have items in your unit you would like to have done, you may call him at the above number, but during working hours only.
- Thankfully HBV has not lost power for any long amount of time. If we do, and it's for a long time, there's a possibility of frozen pipes due to the heat being off. You might want to think about getting a propane heater in your unit for that purpose.
- Renée sends out periodic weather reports to all email addresses, especially when severe weather is expected. This helps owners better guide their activities, as well as for their guests.
- Do not place any garbage bags outside the unit. The raccoons will smell it two seconds and have it all over the place. Take are garbage to the Convenience Center across from Fred's.



CodeRed is a way for you to stay up-to-date with emergencies on Beech Mountain. It is highly recommended that you sign up for CodeRed for Beech Mountain so you're not taken unawares should something happen, like the water emergency over Thanksgiving. You can sign up for the CodeRed (weather and other emergencies) at <https://public.coderedweb.com/CNE/en-US/BF8E9D5F5548>

If you have any questions about these, or other items, please don't hesitate to email Renée at hbvillas102@gmail.com, or call during office hours at 828-387-4740.

Photos of the 2018 Winter Storm



The Beech Mountain Winter Ornament. Great for family photos.

