



Spring 2018



President's Message

Winter has come to an end with 64.6 inches of snow. It was an interesting winter, when in mid February Spring came for two weeks, but then Winter came back strong through March and April. We also had days with lots of rain and strong winds. There were many large branches that came down around HBV, but thankfully there was no damage to the buildings. Thanks to Renée's updates, we're all aware of what type of winter we have each year. Ski season was good, until two ski lifts broke, so when the weather warmed up in February the Slopes closed, and couldn't take advantage when it turned cold again. They will come back stronger next year with the purchase and installation of two new ski lifts that will be better and faster than the ones before.

As usual, we kept the heat in the mid-50s in units this year to make sure we were protected from frozen pipes. Thankfully, this year there were no major water issues at Holiday Beech Villas. Because of this policy there were no insurance claims and we're hoping that our insurance rates do not increase. We did have the usual few instances of weekend renters leaving clothes to dry on baseboard heaters and leaving doors wide open in freezing temperatures. Next season we will, once again, be placing a list of DO'S and DON'TS on refrigerators so that it is clear to our renters what is acceptable for the safety of our buildings.

Now we will start getting ready for Spring and our Spring projects. These include cleaning up Holiday Beech Villas grounds. We'll be pressure washing all the front decks. We only do the back decks upon request, as we have to go through units to do so with a garden hose, and some folks don't want us to do that. We will be taking down the mansard roof in the front of B Building due to water issues. We will replace it with plywood and paint that brown. We've done this at other buildings for the same issue and it looks fine. Weather permitting, we'll also be painting the back of the B building (the front was painted two years ago) and the front and back of E and F buildings to give it a fresher look while they are waiting to get renovated. C building was also painted two years ago. You'll find other projects that we'll be addressing on page 4 of this newsletter.

The work on the H building was pretty much non-existent due to the harsh weather this winter, but now that the weather has changed, you should see work going on to get that building finished. After H building is complete, the contractor will move right to the G building.

I hope to see you at the Annual Meeting on July 21, 2018 at the clubhouse. Until then, have a great Spring.

Mark Deasaro
President

Insurance Coverage

Over the years we have reminded homeowners the importance of having insurance for not only your personal items, but also for damage to your unit from water or fire.

There have been cases where water from the unit above caused damage to the unit below. In each of these instances the insurance from the unit causing the damage DID NOT cover the damage to the unit that had the damages. Unit owners had to use their own insurance to have the damage repaired. Please understand, the only way another unit owner will be responsible for damage to your unit is by YOU getting an attorney and proving that negligence is responsible for the damage; or your insurance company going after the offenders' insurance company for reimbursement. This tends to be very unlikely.

Also, you should make sure your insurance covers any improvements made to your unit in case of a catastrophic event (e.g., fire) so that your improvements are covered under your personal insurance. These items would include, but not be limited to upgrades to flooring, wall coverings, or any other permanently installed items to the walls, ceilings or floors that are within the boundaries of the unit and not originally installed by Holiday Beech Villas.

As quoted by our insurance carrier: "HBV shall maintain "special perils" property coverage (fire and extended coverage at a minimum) insurance for and in an amount consistent with the full replacement value of all buildings and other structures. Such coverage shall include all of the units and the fixtures initially installed by the declarant, **but shall not include any improvements or additions (including wall covering, floor covering and fixtures) made by or on behalf of any unit owner other than those made by the declarant and shall further exclude furnishings and personal property within the unit.**"

You might also consider Loss of Use Coverage which would provide insurance for increased or normal living expenses incurred by a unit owner for loss of use of his or her unit resulting from a loss or period of restoration including lodging, meals, moving cost, storage cost, etc. Loss of use coverage would also extend to any loss of rents incurred should the unit be occupied by a tenant of the respective owner.

If you're interested in changing insurance companies to that which Holiday Beech Villas uses, call Robert Hamilton, Insurance Office of America. Robert can be reached at robert.hamilton@ioausa.com.



Holiday Beech Villas

What's Happenin' Around Beech Mountain

Metric Cycling Ride: Sat, May 19, 7am – 3pm

The annual Beech Mountain Metric challenges riders May 19 with 61 miles that include 8,000 feet of climbing. It concludes with the famed ascent up Beech that was usually the finishing stage of the Tour DuPont. There are also two shorter rides (23 miles & 43 miles). www.beechmountainmetric.org

'A Cool 5' Race Weekend is June 15-17, 2018

Cool temperatures and a warm welcome await runners June 15-17, 2018, as Beech Mountain hosts its annual "A Cool 5" race weekend.

A total of three races take place that Saturday, providing something for all ages and abilities. Another highlight is the benefit dinner Friday evening that is free to racers and showcases food from various restaurants on Beech Mountain.

The centerpiece of the weekend is a challenging 5-mile race on Saturday, June 16. It starts at 8:00 a.m. in front of Town Hall and follows a diverse road course that begins at an elevation of nearly 5,000 feet and eventually climbs above 5,400 feet to some of the highest points on Beech Mountain before winding back down for the finish.

The 5-miler includes plenty of ups and downs, punctuated by great vistas of the Blue Ridge Mountains. Along the route, runners will see Grandfather Mountain, Roan Mountain, Mount Mitchell and even a glimpse of the yellow brick road at the old Land of Oz theme park.

Saturday's other two events are a 1.5-mile Fun Run/Walk and a pet-friendly 1.5-mile Walk & Wag. Both of these races begin at 8:00 a.m. and cover flatter terrain.

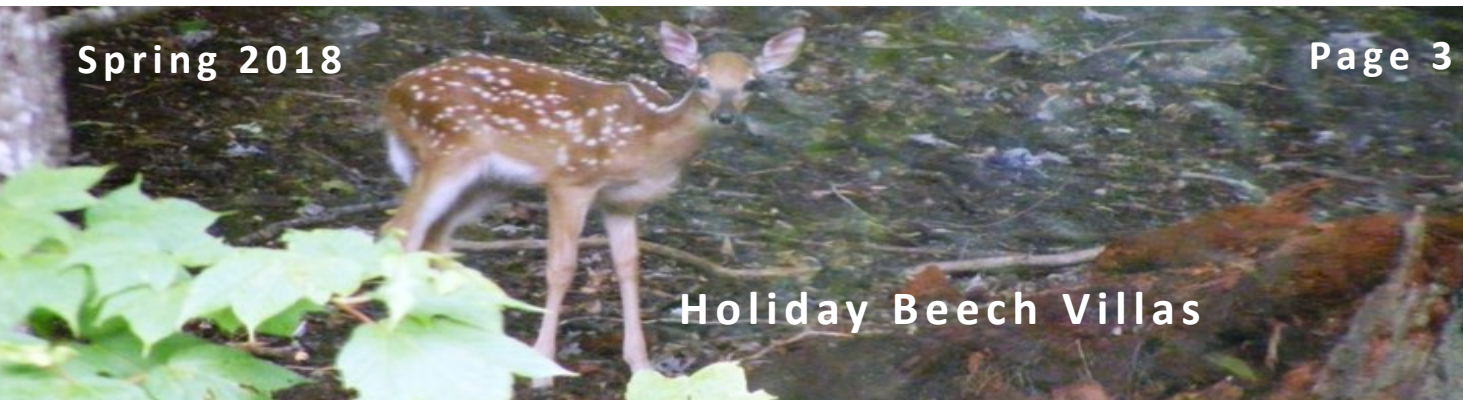
Entry fee for the 5-mile race is \$25 through April 30 and \$30 after that. Entry fees for the Fun Run/Walk and Walk & Wag are \$20 through April 30 and \$25 after that. Children 12 and under may register for any of the three races at any time for \$10.

Race participants and their families are encouraged to take advantage of special lodging rates available throughout the weekend. There will be other family-friendly events taking place that weekend as part of Beech Mountain's June Family Fun Month.

For more info about A Cool 5 Weekend or to register, go to the official event website, or call 828-387-3003.

FOR INFORMATION REGARDING ACTIVITIES ON BEECH MOUNTAIN CONTACT

THE REC CENTER 828-387-3003



Holiday Beech Villas

What's Happenin' Around Beech Mountain

47th Annual Roasting of the Hog and Fireworks Saturday June 30

Enjoy music, dancing, games for the kids, face painting, bounce house, tasty treats, scenic lift rides and more while dining indoor or outdoors at the View Haus at Beech Mountain Resort.

The Beech Mountain Volunteer Fire Department will host the grill for the event. Having perfected the seasonings and charcoal blends, our barbeque (pork and turkey), is arguably the best in the High Country.

Come witness the Grand Fireworks display at dark courtesy of the Beech Mountain Chamber of Commerce, The Beech Mountain Tourism Development Authority and the Town of Beech Mountain.



Fourth of July Carnival July 4 11am—2:00 pm

Sparkler 5K Fun Run. It starts at 10am and when runners finish we will have the 4th of July event starting at 11. We will have bounce houses, games, food, and a shirt tie-dye station for the Sparkler participants (they are getting white shirts with the logo). The 4th of July event goes from 11-2pm.



SAT, JUN 16 6:30 PM
The Wood Brothers with Sean McConnell
Beech Mountain Ski Resort, Beech Mountain

\$25 - \$30

#Music #Performance



SAT, JUL 14 6:30 PM
Trampled by Turtles with Sarah Siskind and Travis Book
Beech Mountain Ski Resort, Beech Mountain

\$25 - \$30

#Music #Performance



SAT, AUG 11 6:30 PM
Yonder Mountain String Band with Forlorn Strangers
Beech Mountain Ski Resort, Beech Mountain

Beech Mountain Resort 2108 Summer Concert Series

Celebrate the finest in summer music at Beech Mountain Resort's summer concert series. The three-part series begins in June and tickets go on sale Tuesday, March 6, 2018.

The ever-popular blues folk trio, The Wood Brothers, kicks off the series June 16th. The picturesque outdoor venue is positioned at the base of the slopes offering plenty of room for the entire family. This concert series offers something for everyone, providing an eclectic mix of music with headliners including Trampled by Turtles and Yonder Mountain String Band.

All tickets are \$25 in advance and \$30 at the gate. Children 4 and under get in free. Go to www.skibeech.com for details

ALL YEAR LONG

Buckeye Recreation Center Guided Hikes ALL SUMMER: Concerts, Scenic Lift Rides, Disc Golf, Fishing, Hiking, Mountain Biking, Canoeing. For other activities contact the Buckeye Rec Center at 828-387-3003 or go to www.beechrecreation.org

Holiday Beech Villas



Treasurer's Report

Homeowner Dues

At the end of April, a total of \$228,850.00 was due. We collected a total of \$223,430.00, including \$9,215.00 collected in prepaid dues. There is \$5,420.00 in delinquents. The bulk of this amount is primarily from two units which were foreclosed on; one by the Town, and the other by a bank.

Credit Line

This item has been on our Treasurer's report for over 5 years. We are happy to say that this \$45,000.00 loan was paid off in February. The credit line is

still open, should we need an influx of money at some point, but we are not planning on using it anytime soon.

Special Assessment

The Special Assessment began on May 1, 2017 and runs for 2 years, 10 months, with the final payment due in February 2020. A one bedroom is \$125/month; a two bedroom is \$170/month.

The total amount due for this Assessment is \$409,190.00 (including interest). To-date we have collected \$149,070.00, with \$5,220.00 in delinquents. The delinquents for this

Assessment are the same as the Homeowners dues, plus one unit that is only now starting to pay-off what is owed.

At the time of this newsletter our checking account has \$39,508.84; Reserve Fund has \$23,100.00; and Special Assessment has \$39,380.05.

For those wanting a financial report every month, please contact Renée at 828-387-4740 or e-mail at hbvillas102@gmail.com.

Spring, Summer and Fall Projects

We will be cleaning up all the grounds around HBV, which includes picking up all the branches and any litter that has been hiding during the winter. We will try to grow some grass in areas that have become bald.

We are replacing the door at the C crawlspace where we've kept all our tools. As some of you may know, that area was broken into and tools and a pressure washer were stolen. Since then, until the door could be fixed in a manner that it would be VERY hard to break into, the tools we had, and new ones we purchased, were being kept elsewhere. This new door has been built from scratch with cement board in the middle. The door orientation on how it opens will change from opening to the inside, is changing to opening to the outside. We are also putting three deadbolts on the door, instead of the master lock that we had, which will make it impossible for someone to kick it open.

We will be pressure washing all front decks. You will receive notice by email when the pressure washing will begin at your building, so that there are no surprises when you walk out your door and get wet from the water. Back decks will be pressure washed upon request only. Please understand that there is no easy way to clean the back decks without bringing a garden hose through your unit to get back there and it is possible this could dirty your floor. We will not be responsible for cleaning the floor.

Weather permitting, the A building will get a new coat of paint, along with the replacement of some rotted boards on the back deck. This is to keep up the building after the renovation that was started in 2013. Also, the front and back building of B, E and F buildings will be painted. This is to give a fresher look until the renovation on those buildings can be completed.

We are working on a new stair design for the F building for the end of the building by unit F121. Once the design is complete, we will get an estimate to build it. We are also getting estimates to replace the gutters at the D and H buildings. And, as happens every season, we will attend to projects that arise that weren't anticipated.