

Autumn 2014

HBV Gazette

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message



Our Annual Homeowners Meeting was held July 19th and the main topic of conversation was the Special Assessment

work being done at HBV. The big questions being...

How much longer will we have assessments?

When will the project be completed?

My response was that I wish I could give an exact answer to both of these questions, but that is not realistic. The truth is that our buildings are 42 years old and for the first 30 years or so the owners at HBV essentially let these buildings fall into their current state of disrepair. The Special Assessment work we are undertaking on the exterior of our buildings entails more than just new siding and a paint job. There are many structural repairs to be made once the old shingles and siding are removed. What I can promise you is that your HBV Board is making every effort to spend our assessment money wisely and effectively. So, while my answer to the above questions may not be a popular one... for now, it will take as long as it takes and it will cost what it costs. After we complete another building or two, we should be able to answer those questions better.

Part of the Special Assessment work involves taking down the metal soffits on the fronts and backs of all buildings. This is necessary because the raccoons have used these as a safe haven to claw and dig their way through the old siding or closets and gain access between the floors of units. This has happened numerous times and has caused costly damage to units that our Association simply cannot afford. The soffits will go back up as the Assessment work is completed on each building. As the D building nears completion, we will be testing a vinyl soffit product on the bottom of the top level decks. This

product should be more cost effective and durable than our old metal soffits. It will also be trimmed out properly, leaving no room for destructive critters to make a home. This will be a test to see how durable this product is in the harsh winter weather.

There is still much work to be done at HBV... but I hope you will see that our progress is making our buildings not only look better (and sell better), but making them structurally sound for another 40 years.

The Board also discussed our garbage dumpster issue... or should I say our bear issue. We are currently spending too much extra money to pick up the trash that the bears pull out of our dumpsters, not to mention the safety risk to our Homeowners. Renee has found a potential solution to our dumpster problems which you can read more about on the next page.

I'd like to take this opportunity to thank Don Westmoreland for serving on the Board since 2011. He served as Treasurer for part of 2011 and all of 2012. Don had opted not to be re-elected as he will now be spending more time with his grandchildren. Thank you Don for your service to Holiday Beech Villas.

I'd also like to take this opportunity to welcome our newest Board Members... Jorgene Barton (B103), Marlene Rockwell (D116) and Rosemary Williams (D315). Their



Jorgene Barton

diverse experiences and backgrounds are a benefit to Holiday Beech Villas.

As always, I encourage all Homeowners to attend or call into our Board Meetings so that you'll be part of the process and feel as though you have a voice concerning issues that are discussed.

I hope to see you at our next meeting in October.

Ed Anthony, President

If You Rent Your Unit...



We highly recommend you install one of these combination locks on your door, just like we have at the clubhouse.

We've heard a number of stories about folks who rent their units, saying that someone,

possibly a previous renter, was using their unit when they were not authorized to do so. We know that a renter can have a key made at Fred's or Lowes, without these stores knowing it is a rental key. Then the renter will have access to this unit at any time, unless the lock is changed, which can get expensive.

If you install a combination lock you only have to change the combination after each rental, which is an easy, no-cost method. Then, no one will have access to your unit without the correct combination. You will be able to access your unit, either through the combination, or the override key (which the Association will also need to have).

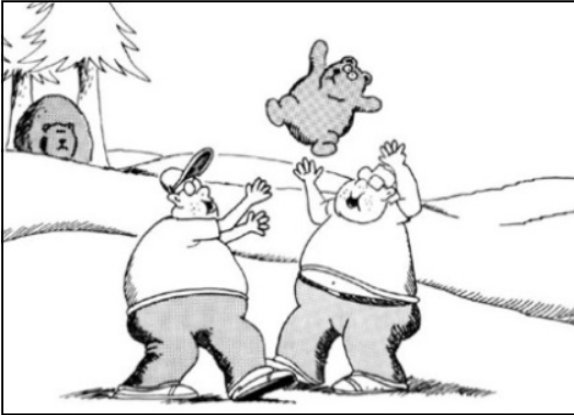
This type of lock will also alleviate the need to send keys to renters, where you have an extra key floating around out there somewhere. A combination lock is the easiest, least expensive way to go in the long run.



Marlene Rockwell

If you rent through a rental agency, they can easily change the combination when the cleaning folks come and clean the unit after it has been rented.

Then there are no more surprises when you come to your unit and find that someone has been using it.



And no one ever heard from the Anderson brothers again.

A Far Side Cartoon by Gary Larson

Garbage Dumpsters

Our Dumpsters are in very bad shape. They have rotted bottoms and sides, where skunks, raccoons and other critters can get in and pull out garbage. The tops are broken from bears either trying to get into a locked top or pulling a closed top open. These dumpsters must be replaced.

This past fiscal year—July 1, 2013 to June 30, 2014—in addition to what we pay the Town for trash pickup—\$2,694.24 per year—we have spent \$1,461.85 to have James pick up garbage off the ground. After searching the web and finding one bear proof dumpster that is shipped from Colorado at a cost of \$2,876.22 for one dumpster we contacted Republic Services from

Boone and questioned them about becoming our new trash collection service, rather than use the Town's services. Republic Services provides virtually animal-proof dumpsters and the cost of three new dumpsters and pick-up will cost a little less than what we are now paying the Town.

Due to a town ordinance, the approval of this service by an outside contractor has to be approved by the Town Council. A letter was sent to the Council requesting they approve this request. We were placed on the Council's agenda for August 12. Renée attended this meeting on behalf of HBV and even though the Council received the initial letter, she reiterated our situation and explained our concern of safety for homeowners and visitors due to bear activity. She was asked questions about this being our only solution, and she told them about the \$3000 bear proof dumpster, and how that would be financial hardship for HBV, considering we have 3 dumpsters, while a solution can be found right here with Republic Services. When she was asked how much we paid the Town for this service, she explained why we have to pay additional monies to pick up



Photo compliments of Nina Eiskowitz

garbage and the situation with the bear. The mayor, Rick Owen, stated that it would probably save the Town more than that just on the wear and tear on the trucks and time spent picking up HBV garbage.

Renée was told they will have a final decision at the next month's meeting, and that the vote will most likely be positive. Not one of the Council members opposed this idea.

Here is a photo of what the dumpsters will look like. The tops will be metal, with a lock that Republic Services will unlock when dumping the trash, and then relock. Homeowner's will use the side door, which will be latched with a carabineer to prevent it from being opened when not in use.

We'll keep you posted as to when this service will be in place.



John Ferguson is the new owner of D211. John lives in Banner Elk. His son Bill resides in the unit.

Christopher Whitman is the new owner of F121. Chris hails from Salisbury, North Carolina..

Brian and Leah Parchinski are the new owners of F221. Leah has spent her life visiting and living on Beech Mountain, and calls Melbourne Beach, Florida her home.

Check out the website at <http://www.hbvillas.org>



Financial Report

At the end of July, we had \$1,462 in delinquents for the July 2014—June 2015 fiscal year.

Delinquents for the July 2013—June 2014 fiscal year are \$6,526. Included in those delinquents are three units—B204, C309 and F123—that are in foreclosure for the amount of \$5,971. These monies will not be recouped and are considered lost. The remainder amounts are in the process of being collected.

To date \$220,547.93 has been collected

for the 2012—2015 Special Assessment fund. Our line of credit of \$45,000 was used for the 2011—2012 Special Assessment. That amount was paid down with our general funds to \$30,000. In 2013 we borrowed an additional \$15,000 against that credit line. To date, we've paid back \$21,725.00 toward the principal, and \$3,561.34 toward interest. Our balance, to date, is \$28,239.89, which has been paid out of the general funds.

Delinquents on the Special Assessment are \$2,361.73. To-date, delinquent

monies due to foreclosures that we will not recoup is \$2,906.

Total amount received for the 2012—2015 Special Assessment is \$220,547.93—plus the \$15,000.00 for our line of credit—is \$235,547.93.

Monies spent for this assessment on the A and D buildings, and the K parking area is \$216,017.72.

If you are interested in receiving a monthly financial statement, please contact Renée at hbvillas@skybest.com.

Winterization of Units

With the summer coming to an end, before you know it, it will be time for the winterization of the units. This is new information for our newest homeowners, and a reminder to the rest.

Depending on when the weather turns cold—either the end of October or beginning of November—we'll go into each unit and turn the heat up to 50 degrees, to help prevent frozen pipes. Remember, it is against HBV policy to turn off your power at any time of the year. If you rent your unit, during the ski season the heat will be your responsibility and you MUST ensure that your rental agency keeps the heat at 50 degrees.

We will check to make sure there are no leaks from the water heater and in the sink, toilets or bathtubs. We'll check all windows and doors and ensure they are closed, along with replacing the batteries in the smoke and carbon monoxide detectors.

Also, for those of you who rent your units, this is a reminder that the Town Ordinance states you have to have a landline in your unit, so that, if needed, 911 can be called. Cell service is extremely spotty here in the mountains and you don't want someone left without a way to call for help.

Where Does Your Monthly Payment Go?

We have received many questions as to where your monthly Homeowners dues go. Below is a list of how those dues are broken down per month. All items have been averaged out over a 12 month period.

Our budgeted monthly income is \$19,391.00.

General Insurance.....	\$2,308.00
Insurance Deductible.....	834.00
Telephone.....	108.00
Website.....	15.00

TV.....	2,084.00
Water/Sewer/Trash.....	6,667.00
Electric.....	700.00
Manager	1,750.00
Legal	25.00
Office Supplies.....	59.00
Postage.....	42.00
Taxes.....	639.00
Weed Whacking	100.00
Snow Removal	417.00
Clubhouse.....	117.00
Bank Interest and Principal.....	\$600.00

Reserve Fund	1,917.00
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Our monthly expenses average out to \$18,475.50. This is without any unexpected expenses.

This leaves \$1,009.00 for all maintenance and lighting issues, labor AND materials, per month. As you can see it isn't much. We do what we can with what's left over, and have to manage which projects get done and the priority of those projects.

Special Assessment Update

D Building



We are coming along with the D building. We're expected to be completed by late-October. Here's what's been done:



- We replaced the EFVS board—which is a type of foam board that was not made to be exposed to outside conditions—on the front and sides of the first floor with the exterior siding called T1-11. At print time of this newsletter, the back of the first floor is in the process of being replaced with T1-11.
- We replaced the back and sides of the second floor with T1-11. We redesigned the space around the electrical meters, so that when adding the siding we wouldn't have to remove all the meters and leave homeowners without power for an unknown period of time.
- On the top floor we redesigned the shingles and replaced the cedar shingles with hardiboard shingles on the front, back and sides. Where the mansard roof was on this floor we added T1-11 to be the siding.
- All headers over sliding glass doors on the first and second floor were repaired so that they will not sag anymore than they already have. This sagging occurred due to the water that has been dripping below the top sliding glass doors since the original contractors did not flash these sliders.
- The thresholds of the sliding glass doors on the top floor have all be repaired due to the problem stated above.
- We re-enforced the top deck boards with additional joists under them, and replaced the deck boards under the new railings. We also replaced all the band boards. The new railings are in the process of being installed.
- Since the back and front top deck boards were not rotted, just rough on top due to exposure to the weather, Deck Restore will be used to fix that.
- We removed the existing railings on the top floor, and built new frame work and are in the process of adding the new cabling material. This new frame work has been painted.



View of Cable Railings from Inside A Unit



New Light Fixtures

- We replaced the front landing so that the structure is safer than the old decking.
- The whole building was painted.
- Brand new lights were added to the front and back of each unit.

What still needs to be completed:

- We are in the process of redesigning the middle stairs that go to the first floor so that they will not be as steep, and the structure will be safer.
- Railings on the first floor, second floor, stairways and landing still need to be framed out and cabling needs to be added.
- These new railings will need to be painted, along with the existing band boards and posts.
- New motion detection lighting will be added to the building that will light the parking area, the stairs in the middle and on the end of the building and the front landing.



K Building



After the D building, the K building will be the next building to be renovated. We had a safety issue with the railroad ties at the parking area at this building; we had to address it right away, instead of waiting until the work began at the building. The old ties were taken out, along with the split-rail fence and plants. We poured cement pylons to keep the new railroad ties in place; dug out the existing plants and planters and filled the area with gravel so that water would seep in to the ground and not wash away the dirt bank in front of the K building. The split-fence rail was added back on to the tie rails.