



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

January 31, 2022

Dear Owners:

We hope everyone is doing well and enjoying the beautiful snowy winter on the mountain. It's time for your monthly update from the Board.

First, kudos to Property Manager MK and our maintenance person Blair in proactively addressing recent weather events. This has been a particularly challenging January, as BMT has had over three feet of snow. Over a foot the first week of the month, about 20 inches the weekend of the 14-16th, and about six more inches this past weekend. As we shared previously, there were lessons to be learned from the early January storm, as we were transitioning from our former property manager. The Board fully understands the frustration many have felt, particularly with the big snow mid-month. It had significant effects across the area. BMT received approximately 20 inches of snow in 48 hours. Anyone viewing local social media pages saw post after post from all over the mountain requesting plows, tows, food deliveries, cleaners, etc. Plows became stuck and had to be pulled out. The snow came down steadily for an extended period, making it difficult to keep up. But Blair and MK were out shoveling, and MK was working to get plowing done. They had been proactive in treating drives and parking areas, but the intensity of the snow was too much. We were also prepared for the storm this past weekend. However, all the shoveling left Blair and MK under the weather, slowing down the shoveling. Additionally, our snow plow contractor had equipment issues and was late getting to us. But MK also did a yeoman's job of keeping everyone informed through emails. We appreciate their hard work.

When we have major snows, any help owners or renters can give in helping shovel is greatly appreciated. The association just does not have the resources to hire a large crew (even if labor was available), and with nine buildings, our limited staff will take a while to get around.

It is EXTREMELY important that owners who do short-term rentals be sure to include clear instructions for renters that during winter months, **4X4, AWD, or chains are strongly recommended, and at times required by DOT** to come up the mountain. There should be an understanding that while HBV will do its best to plow drives and lots, two-wheel drive vehicles without chains are extremely unlikely to be usable during and after significant winter events. Such vehicles are used at the renters' peril.

Speaking of vehicles, we all know that parking is an issue for HBV. Our lots are intended for working vehicles intended for transporting owners or their guests. Please remember that all vehicles parked in HBV lots must display valid tags. As noted in the association's bylaws, vehicles that do not meet these expectations will be towed at the owner's expense. If there is an issue with anyone's vehicle, and you request time to address it, please notify our property manager. The Board recently met with our contractors, Upthagrove Construction, regarding progress on the F building. We shared concerns which had been forwarded by some owners, and asked for updates on progress. At the time of the meeting, it was reported that decks are 95% complete, and siding is 80% complete. Upthagrove's crew most days consists of seven workers, and progress is being made after a slowdown due to labor shortages over the holidays. It is impossible to predict a completion date due to weather. However, barring major setbacks, Upthagrove indicates they feel strongly they will be finished with the F building in early to mid March.

Finally, just as our newsletter was getting ready for distribution, we had a broken water pipe in the F building which caused significant damage to two units. It appears this may have been caused by lack of heat in a couple of units. Please remember it is owners' responsibility to assure that they and their renters leave heat on about 50 degrees when units are unoccupied.

The water had to be turned off for much of the F building while repairs are underway. Workers are on the job, and we hope to have water restored ASAP.

Thanks for your support, and enjoy winter on the mountain!

HBV Board of Directors