



Board of Directors

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

February Owners' Update

February 15, 2021

Greetings, HBV Owners. We hope everyone is having a wonderful winter on the mountain.

The Board holds workshops on an "as needed" basis and continues to work toward maintaining HBV as a quality condominium association. As there are so many things happening in our Holiday Beech community, we will be attempting to provide ongoing information through updates such as this one. A few things going on right now:

- Renovation of the F-Building continues. We have been very pleased that Uptagrove's team has persevered even in our challenging winter climate. A few pictures of the latest progress are at the end this email.

Mountain Electric will be working with Uptagrove to schedule moving a transformer that is preventing installation of a footing required by our engineering firm. When weather is more cooperative, the transformer will be moved, resulting in brief outages to the building while power is switched to and from a temporary generator which will be placed onsite. As soon as we know the date for this process, F-Building owners will be notified.

We have had some questions regarding the use of wooden pickets in this renovation, as opposed to the wire cables on other buildings. This decision was based on financial factors. As we have shared previously, catching up on necessary maintenance and improvements has been very costly, as you know from the increase in special assessments and the recent on-time assessment. In an attempt to minimize the financial impact on owners, we looked at ways to provide safe and attractive renovations at lower costs. The change from cable to wooden pickets will save in the neighborhood of \$15-20 thousand dollars per building as we move forward with the remaining units. We believe the financial savings of \$60-80 thousand in the next few years for owners must weigh heavily in such decisions.

- The projects relating to K-Building's standing water and D-Building's retaining wall/parking lot are still planned in the near future. The nature of earth-moving that will be required cannot be done while the ground is frozen. But those projects will move forward when warm weather returns.
- We would like to increase owners' participation in governance of the association. We can accomplish this through committees of owners providing input and feedback to the Board. We are presently seeking information on which owners would be interested in serving on these committees. The committees would meet as needed. Meetings can be held by phone, zoom, or other means. A brief description of the initial committees is below. If you are interested, [click this link](#) to provide us with information regarding your area(s) of interest.

- Bylaws Review—systematically review [the association’s bylaws](#) in order to make recommendations for updates as needed. Any recommendations would be submitted to the Board and would require approval by the membership.
- Policy Review—systematically review [the association’s owner policies](#) in order to make recommendations for updates as needed. Recommendations would be submitted to the Board for review.
- Grounds Improvement—provide feedback and suggestions on upgrades to the association’s common areas and grounds. Including landscaping, cleanliness, garbage, etc.
- Parking Issues—provide feedback and suggestions for improving the always-challenging issues associated with parking
- Communications—help with production of newsletters, website improvements, etc.
- Properly disposing of garbage is a responsibility of all owners and renters. We are having some concerns in this area. We have made arrangements for someone to check for garbage twice weekly for the foreseeable future. However, please make sure that any guests/renters are aware that the association is not responsible for garbage pick-ups, and garbage should not be left outside, as critters will scatter it. Also, the dog waste stations are not for garbage disposal. Finally, if you feel anyone is not following these directives, you should notify our property manager. But please do not confront residents on your own, as this can lead to escalation that is in no one's best interests.
- Many owners have gotten to know our maintenance contractor, John, over the years. John is no longer working with HBV. We are contracting for major tasks such as snow removal or significant construction/maintenance. However, we are seeking someone to help out for a few hours each week with smaller tasks, such as distributing salt during the winter, checking units during severe cold, walking grounds to collect rubbish, and minor handiwork. If you know of someone on or near the mountain who might be interested, please contact our property management company at asurentals.com@gmail.com .

Thank you for your ongoing support. If you have any concerns, please email asurentals.com@gmail.com, and you should receive a timely response.

Sincerely,

HBV Board of Directors

