

HBV Gazette

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message

This summer has been an active one at HBV. The D building is complete and it looks great. The work has begun on the K building and you can read more about it on the following pages.

Our Annual Homeowners Meeting was held July 18th. Clyde Dills, our Treasurer explained the new proposed budget, and why dues needed to be increased. The ownership passed the motion to accept the budget as written.

An update on our dumpster situation was presented. As we have expressed in the past, the main goal of the Board was to purchase a dumpster for the HBV community that will be bear resistant and keep other critters, including the raccoons, from getting inside. Renée had been working with the Public Works Director on this issue and thought we had the dumpster to fulfill these goals but when the same dumpster, that was purchased for a restaurant on Beech Mountain, was delivered to Public Works, it turned out that it would not work for HBV, as the lid was much too heavy to lift. The Public Works Director was going to work with the manufacturer of this dumpster to see if they can do something with the lid to make it easier to lift. The Board doesn't want to spend your money on a dumpster that will not meet our needs. Until we find the proper dumpster, or the manufacturer can re-engineer the lid, we will continue to bring our garbage to the Recycling Center.

The Board also presented to the ownership, the change of siding we'll be using on the K building, and other buildings moving forward. It is a vertical vinyl siding, that will match the color of the T1-11 used on the A and D buildings. The siding is manufactured in Canada, and rated for extreme weather conditions and comes with additional insulation. The vinyl shingles will match the brown of the hardiboard shingles used on the A and D buildings and will not need to be painted. Although the siding is a little more

expensive than the T1-11 siding, this change in siding will save the ownership approximately \$5,000 – \$10,000, depending on the building being renovated, since the vinyl siding will not have to be painted.

The ownership also voted to accept two new policies. One to get a background check on perspective employees; and for those employees to get a drug test in Boone.

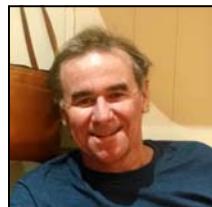
Your 2015–2016 Board comprises of:
Mark Deasaro (H233)
Marlene Rockwell (D216)
Clyde Dills (F124)
Carol Robinson (G328)
Jorgene Barton (B103)
Bob Goldberg (C207, F123)
John Ferguson (D212)
Jeff Hardin (F222)

Laurie Chilelli (K144) was part of our Board for numerous years, but has since sold her unit. I'd like to take this time to thank Laurie for giving of her time, adding her valued opinions, as part of the Board.

We will be preparing our units for winter in another month. You can read more about that on the following pages.

Mark Deasaro
President

Welcome John Fuller



John Fuller, HBV's maintenance man, will be doing all kinds of work around HBV, including protecting your unit from frozen pipes. John is originally from

England, and has recently moved up from Florida. He resides on Beech Mountain, which will make it easier when he has to babysit those pipes come the extreme temps. He's also willing to stay in a unit at HBV, when needed, if he has to keep

checking pipes every few hours. John is in the process of spraying the decks with Thompsons Water Sealer, so that our wood is protected from the weather. We are lucky to have him!

July Board Meeting

The first order of business was to elect new officers:

President—Mark Deasaro
Vice President—Marlene Rockwell
Treasurer—Clyde Dills
Secretary—Bob Goldberg

The homeowner of F121, which is a corner unit, has requested permission to add a deck to the side of their unit. Previously, the Board has considered these requests on an individual basis, and will continue to do so.

The deck at F121, would have to be built so that units above, should they choose, would be able to add a deck on top of it. Also, Renée will inform the Building inspector about this contingency. The deck belongs to the Homeowner and the Association holds no responsibility for this deck.

A motion was made and passed to allow F121 to build a deck under the specifications stated above.

At this meeting The Board reviewed the contract submitted by Andy Porter, Pyramid Builders, for the work to be completed on the K building. Although the contractor wanted to start the renovation before the loan came through, the Board decided to wait until loan was approved. The Board has also determined they would like to have the Town's Building Inspector inspect the work at each draw from the bank account. They also sent the contract to the Association attorney for his review. This was all completed and the contract was signed and the loan from Yadkin Bank was approved.

Building Renovations

D Building

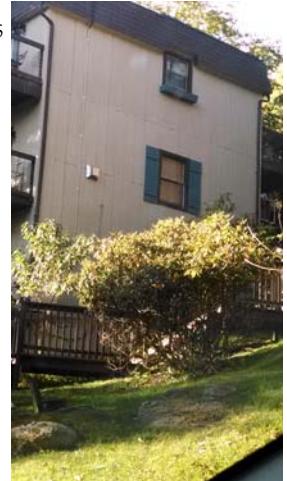
After much ado, the D building renovation is complete! And, it looks great!

The work completed consisted of fixing all rotted wood, outside and under the siding; replacing the siding on the first and third floors, and the back of the second floor; new cable railings; new stairs going to the first floor;



redesign of the existing mansard roof that went down to the deck, to accented shingles stopping at the top of windows and doors, which gives third floor owners an additional 2 usable feet of space on their front and back decks; repair of headers over sliding glass doors on the second floor and first floor, and on thresholds in the front and back, that needed replacing on the top floors; multiple coats of paint on entire building; new first floor back closets due to the original wood being

rotted; new rewired motion-detection lighting; pressure washing of decks and a full-bodied stain on the top deck to protect the wood that is exposed to all weather; new soffits on the second and first floors; and blue accent shutters and flower boxes on the side windows and flower boxes on the top floor.



K Building

The loan for the K building was approved by the Yadkin Bank. Holiday Beech Villas does all its banking with Yadkin. The amount approved is \$135,000.

At the start of the renovation, per the signed contract with Andy Porter, the required first installment of \$45,000 was paid. The payment of \$27,000 will paid as each level of the building is complete, with a final payment of \$9,000 when all work has been completed to the satisfaction of HBV.



checked to make sure it was in good shape, and OSB (the board that looks like plywood) was installed.



The K building renovation has begun with the first floor. All siding was removed, insulation was

House Wrap (the white covering) was placed over the OSB. We are awaiting the delivery of the vinyl siding. As soon as it is received, the siding will be installed. We will also be taking down the railings on the first floor and reconstructing them to the building code. They will be higher, as the code is not 36" anymore, but 42" high. After the framing for the railings is complete, the cabling will be installed.

As workers are finishing up the first floor, others will begin work on the second floor. That should start within a week of the receipt of this newsletter.



Financial Report

For the Homeowners monthly dues, at the end of August 2015, there is \$3,818 in delinquents. These delinquents include two units, B204 and C209, where no dues have been received due to foreclosure. Shortly, C209 is being taken over by the bank and at that point dues will begin to get paid. Nothing is happening with the B204 unit, and no information can be had as to when the bank will take ownership.

Homeowner dues delinquents for the July 2014—June 2015 fiscal year are

\$5,143 due to the two abovementioned units. These monies will not be recouped and are considered lost.

The 2012—2015 Special Assessment ended July 31, 2015. The total amount collected for that three-year assessment is \$289,643.99, with a delinquent of unrecoverable funds of \$8,856.01, due to foreclosures.

The amount collected by August 31, 2015 on the current assessment, to pay for the K building renovation, is \$18,343.67. There is a delinquent amount of \$1,670.

With the increase in monthly Homeowner's dues, beginning July 1, we are able to apply \$2,000.00 each month to pay off our \$45,000 credit line. The balance due on that account is \$38,500.00.

We are also able to add \$2,000 per month to our reserve account. To-date the reserve account has a balance of \$7,274.42.

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

Winterization of Units

With the first day of Fall on September 23, the time is approaching 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 unoccupied 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 least 50 degrees.

We will check to make sure there are no leaks from the water heater, sinks, 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.

During the winter we obviously get cold weather. But, when we get extreme cold temperatures, which is considered in the single digits and below, we have to take extra precautions by turning the heat up to at least 60 and drip water in the sinks. We then go in to all unoccupied units every day, sometimes twice a day, during this extreme cold spell, to ensure that pipes did not freeze. If they have, then we have to bring in space heaters, and increase the heat even higher to avoid the breakage of pipes. Should the pipes freeze, we try to be there when the water thaws should the pipe break. Then we are there to fix it and keep damage to a minimum.

If your unit is with a rental agency, it is imperative, and your responsibility, for you to let them know not to turn down the heat below 50 when the unit is unoccupied.

As a cost saving measure, HBV does not shovel snow off decks or stairs. We leave shovels and buckets of ice melt on each floor of every building, so that guests can use these when needed. If your unit will be used on a regular basis, or you live here full-time, you should have a shovel inside your unit to ensure you can shovel your way out. If you cannot get out of your unit due to a large snowfall that is blocking your door, this is considered an emergency and you may call our maintenance man, John Fuller, to shovel you out.

We do have our driveways plowed when the snowfall is over 4 – 6 inches.

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

Renée will also be sending emails during winter to inform you of weather conditions at HBV and road conditions coming up to Beech Mountain. Keep an eye out for these emails, should you want to come up to Beech during the winter. If you have questions regarding the road conditions, email Renée any time at hbvillas@skybest.com, or call during business hours at 828-387-4740.

What's Happening On Beech

Leaf Lookers Hayride

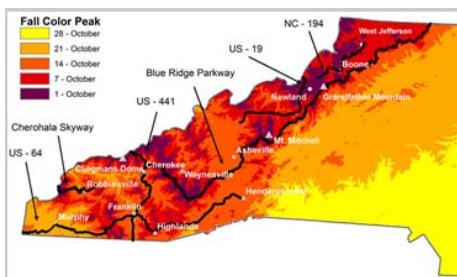


Autumn is upon us, and we welcome it with bonfires and hay-rides. The Buckeye Recreation Center (BRC) will be having their free family Hay-Ride on Saturday, October 10th at Famous Brick Oven's fire-pit. Parking for the event will be at the EMO base lot. There will be activities from pumpkin painting to making apple cider. If you have any questions on the event or would like to volunteer call Buckeye Recreation Center at 828-387-3003

Halloween Celebration

On October 30th at Buckeye Recreation Center we will be hosting our family friendly Halloween celebration. Games and activities for all ages, and of course CANDY. Dress up in your best costume, and enjoy a kid friendly Halloween bash. We will have games, costume contests, spooky haunted house, snacks and much more.

Be sure to sign up for the Town Trick-or-Treat at 5. Buckeye Recreation Center Event starts at 6 pm. Please call the Recreation Center with questions or if you would like to be a ghoulish volunteer!



Peak Days to see the Leaves

Being in the High Country we have a front row view to watching the leaves change. Here is a link to the peak dates of leaf changing in the High Country.

<http://biology.appstate.edu/fall-color-report/fall-color-map-north-carolina>



Beech Mountain Holiday Market

The holiday season is just around the corner and here is your chance to start your holiday shopping early. Buckeye will be hosting its annual Holiday Market on November 28th. If you are interested in being a vendor please let us know and we can send you an application!

Welcome New Homeowners



We have quite a few new Homeowners at Holiday Beech Villas.

Welcome to Holiday Beech Villas and we hope you enjoy your new home !

Bryan and Martha Martin, B206
Lu Sperkacz, D214
Deborah Corrado, D216

Don Goover/Drew Kilburn, G129
Jeanette Greene, K144