



Spring 2017



President's Message

Winter has come to an end with only 31.8 inches of snow. But, on Beech Mountain, you never know what's going to hit in April and even in May. I am reminded that in past years, we've had some heavy snowfalls in April and May! Thanks to Renée's updates, we're all aware of what type of winter we had this year. This winter was unseasonably warm and those full-time residents weren't upset about this, but the Ski Resort suffered a little because of this, as well as those of you that rent your units for the winter.

Holiday Beech Villas fared well this winter. As usual, we kept the heat in the mid-50s in units this year to make sure we were protected from frozen pipes. Thankfully we were successful in this endeavor and had no Association-responsible damage to any units. Therefore, there were no insurance claims and we're hoping that our insurance rates do not increase. Although we did have the usual few instances of weekend renters leaving clothes to dry on baseboard heaters, leaving doors wide open in freezing temperatures and leaving stoves on. We will be placing a list of DO'S and DON'TS on refrigerators next season so that it is clear to our renters what is acceptable for the safety of our buildings.

Now we will move forward with positive thoughts and start getting ready for Spring and our Spring projects. These include cleaning up Holiday Beech Villas grounds from all the branches that came down due to a lot of high winds. We're still trying to determine how we can take care of the natural spring at the ABC parking area. After having numerous persons in the field looking at it, it seems there's no clear way to stop it from keeping the parking lot wet. We'll clean out gutters and clean the bottom floor of buildings of accumulated debris. We'll be painting the front and back of the E and F buildings to give it a fresher look while they are waiting to get renovated. B and C building were painted last year. You'll find other projects that we'll be addressing on page 4 of this newsletter.

As you know our Special Assessment begins May 1, with the renovation of the H and G buildings. I understand that we're all anxious for this enormous project to be over. Your Board is trying to get everything done as quickly as possible, with the least financial impact on you.

I hope to see you at the Annual Meeting on July 17, 2017 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 damage. Unit owners had to use their own insurance to have the damage repaired.

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."

"Common Insurance Maintained by Unit Owners (HO6) Policy

includes coverage that would provide insurance to supplement the HOA's property deductible for special perils of \$10,000 "per occurrence", including water damage, should the owner be assessed this amount or should your unit or the total of any damaged units not meet this deductible in sum. You would also want to include any permanent upgrades made to the unit that would fall outside or in addition to the initially installed components. 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 the declarant."

"You should have insurance for any and all furnishings or personal belongings that are not a permanent part of the unit. Examples would be appliances, electronics, art, clothes, furniture, bedding, etc."

"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."



Holiday Beech Villas

What's Happenin' Around Beech Mountain

Metric Cycling Ride: Sat, May 20, 7am – 3pm

The annual Beech Mountain Metric challenges riders May 20 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), plus a training weekend April 28-30. . www.beechmountainmetric.org

'A Cool 5' Race Weekend is June 16-18, 2017

Cool temperatures and a warm welcome await runners June 16-18, 2017, 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 17. 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 June 10 and \$30 after that. Entry fees for the Fun Run/Walk and Walk & Wag are \$20 through June 10 and \$30 after that.

Race participants and their families are encouraged to take advantage of special lodging rates (see below) 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

Ready to Make the Jump to Bike Racing?

Pro Mountain Bike Gravity Tour on the Beech Mountain Slopes June 15—19

Maybe those friendly city limit sprints introduced you to your competitive side and now you're looking for something a little more serious. Perhaps you want to check a bike race off your bucket list. Or maybe you just know how much you'd enjoy the camaraderie of training and racing with a team.

47th Annual Roasting of the Hog and Fireworks Saturday July 1

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 Tuesday July 4 Noon—2:00 pm

Dunk tank, Carnival Games, Prizes, Hot Dogs and Ice Pops. Admission is FREE! Come on out and join us for the fun at Buckeye Recreation Center!



BUCKEYE BONFIRE

Enjoy an evening by the lake with hot dogs, s'mores, canoe rides, and a bonfire! Later in the evening we'll huddle up and share stories tailored to Beech Mountain and our local communities.

ALL YEAR

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 March, a total of \$205,965.00 was due. We collected a total of \$216,873.76, including \$14,605.00 collected in prepaid dues. There is \$3,696.24 delinquents. The bulk of this amount is primarily from one unit in which the Town has begun foreclosure proceedings.

Credit Line

The original amount we borrowed on our credit line was \$45,000.00. We

have borrowed against this line numerous times over the years, but, at the end of March the balance due on this loan is now \$24,600.

To-date, the balance in our Reserve account is \$24,844.92.

To-date the balance in our Checking account is \$19,739.25, with the majority of our major bills paid.

To-date the balance in our Special Assessment account is \$3,674.22.

Special Assessment

As you know our next Special Assessment begins 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 \$175/month.

For those wanting a financial report every month, please contact Renée at 828-387-4740 or e-mail at hbvillas@skybest.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. There are trees behind the D and H buildings that have died and will be taken down. We will be cleaning all the bottom floors where most of the debris seems to accumulate, and clean up the algae on all the decks and stairs. We will also be planting three maple trees behind the K building to replace the ones that were cut down by a prior owner, against HBV Policy. The front and back of the E building will be painted, and some rotted window sills will be replaced. The F building will also get a fresh coat of paint on the front and back. New stairs will be designed and built to the bottom floor of the F building. We are still looking for a solution regarding the natural spring at the ABC parking area. And, as happens every season, projects arise that weren't anticipated.

Tree Policy

Just a reminder regarding Holiday Beech Villas Tree Policy. If you want a view from your unit, and that involves cutting branches, you MUST fill out the Tree Trimming form to be presented for approval from the Board. Anyone cutting branches or trees without this approval is in violation of HBVs Tree policy, and possibly The Town's Tree Ordinance and will be subject to fines. You can get the tree policy from our website at <https://www.hbvillas.org/homeowner-s-policies.html>

Email from Holiday Beech Villas

Some folks may not be receiving emails from HBV when Renée sends them to all homeowners. For instance, If you haven't received numerous winter update emails this winter season, then HBVs email is most probably going to your junk/spam file. If so, please change your settings to ensure Holiday Beech Villas email goes to your inbox. Otherwise, you may miss important information.