



THE HBV GAZETTE

Holiday Beech Villas Condominium Association Winter 2009



President's Message

Our Spring, Summer and Fall Season is now over and here we are going into winter. With the help of the Special Assessment, I'm so excited that

we have accomplished so much this season.

Here's what we did:

- created a beautiful barn-looking shed behind the A building (without the grill and picnic table by request of homeowners)
- put gravel on all the parking areas, plus fixed the water run-off problem at the F and G parking area and fixed the standing water problem at the clubhouse parking area
- repaired a water leak at the B building
- put in water cut-off valves for the D and E buildings
- replaced rotted shingles that were falling off the side of the G and H buildings
- replaced the buckling siding on the lower half side of the H building
- installed new posts for the stability of buildings in all buildings except A, which did not require it as it is only two stories
- stabilized the back deck of the K building, as well as repaired holes in the pavement of this building
- repaired soffits in the back of the D and F buildings to prevent water leakage into units
- installed new stairs at the clubhouse and between the D and E buildings coming down to Village Road
- Work continues on repairing the sliding glass doors. We've repaired 11 units and have 10 units left. These will be completed over the winter season.

These are just the highlights. You can go to our maintenance list on our website for a more detailed list of what has been accomplished.



We are ready for snow, snow, snow and a great ski season. Larry is geared up for snow plowing and shoveling. All the snow stations with shovels and ice melt are in place. All units have been inspected and are ready for cold weather.

I would like to welcome our new homeowners in units G330, C307 and K144.

Be sure to check out our new blog on our website to keep up-to-date with what's happening at HBV.

I wish everyone at Holiday Beech Villas a wonderful holiday season.

Karen Alexander

Meet the Board

We thought it would be nice for our homeowners to get to know our Board members. So, without further ado . . .

Karen Alexander, President

Karen has served continuously on the Board for six years and is currently President of the Board. She is a registered architect, realtor, developer, interior designer, and artist. Karen is the founder and president of KKA Architecture in Salisbury, NC. She is also an active civic leader and serves on a number of community organizations.

Fatima Hicks, Vice President

Fatima started visiting Beech Mountain in 1977. Shortly after that, she and her husband, Wilson (Dub), bought a lot in the Charter Hill area on Blueberry Lane. Eventually, plans to build a retirement home evolved to the wish to buy a more carefree life-style. Therefore, after Fatima's retirement in 2005, they bought at Holiday Beech Villas. Holiday Beech provided a great location, is well maintained, and offers peace-of-mind to part-time residents. Fatima, a graduate of the University of Miami class of 1974, was department chairperson and taught Art and Spanish in the Palm Beach County, Florida school system for 30 years. She enjoys spending time with family and friends, reading, gardening at Beech, her art, and traveling. She and Dub have traveled to many exotic locations, but always find Beech, and North Palm Beach their favorite destinations.

Jesus Hernandez, Secretary and Maintenance Coordinator

Jesus has served on the board as Secretary, Vice President and Maintenance Coordinator. He and Oscar Hull own F323. Along with Bob Whitaker they own F324. Jesus is a family nurse practitioner and coordinates an accelerated nursing program (ABSN) at Queens University of Charlotte. Originally from Cuba and raised in Miami, Jesus bought his first unit in 1999. Jesus is a member of the Beautification Committee and looks forward to adding new landscaping each year to HBV. He loves the grounds and views of HBV and the many celebrations at the clubhouse. He is excited about the many positive changes at HBV over the last 10 years and the many more to come. "Being on the board has been a great learning and growth experience and has helped me develop as a leader in my field."

Charles Robinson, Legal

Charles Robinson is an attorney practicing exclusively in construction litigation. He has been practicing in Pennsylvania for 24 years. Prior to practicing in Pennsylvania, he practiced in Louisiana. He and his family were at HBV in the 1970's. They loved it so much they had to come back! In April 2007 they returned to Beech and to HBV. Charles loves to ride his bicycle all over the mountain and the surrounding area. He also likes to explore, looking for new points of interest.



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Howard Esko, Insurance

Howard was born in New York and has been living in Florida for the past 30 years. He has an Independent Claims business, specializing in large casualty losses in Latin America, the Bahamas and the Caribbean. He purchased his first unit at HBV five years ago. He loves most sports and in particular Baseball. He and his wife, Cecile, will retire at the end of the year. They expect to spend at least the summer months on Beech.

Claude Chapman, At Large

Claude was born in Chicago, Ill. in 1933 and served in the US Army for 3 years. He attended Colorado Drafting & Engineering School, Primary and Advanced Flight School, Denver Colorado and UAL Flight Engineers School, Denver Colorado. He held various flying and instructing jobs, leading to employment with two airlines, Zantop Air Transport and Eastern Air Lines. Due to medical reasons retired in 1987. He and Jan moved to Holiday Beech Villas in 2000.

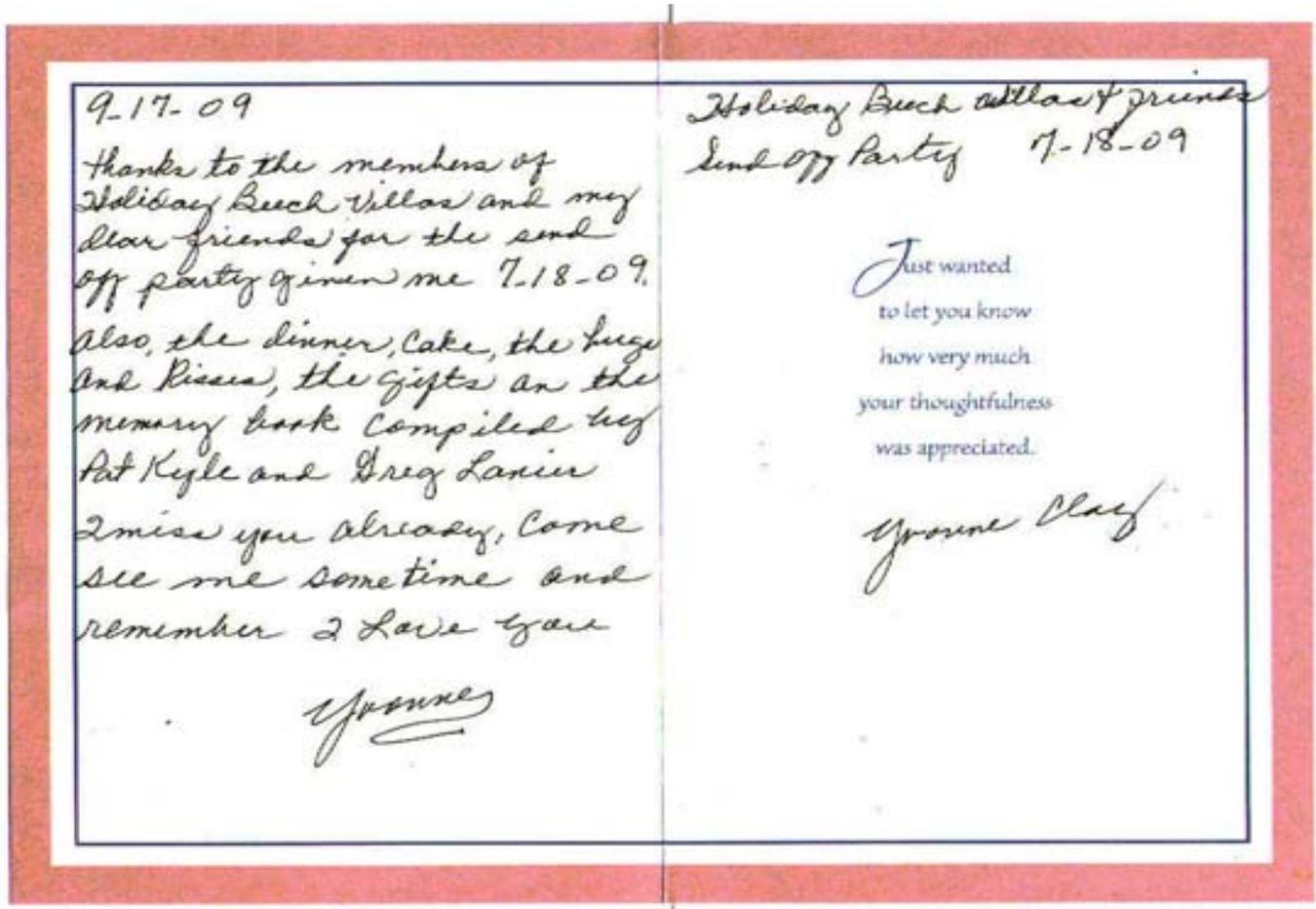


Judy Fleming, At Large

Judy has been on Beech for nine years. She is an international flight attendant with Continental Airlines. She plays tennis, hikes and enjoys gardening. She is on the Beautification Committee and enjoys working with Jesus. She is married to Jim Fleming, a retired pilot, and they share their condo with her sister Jan.



A Thank You From Yvonne Clay





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Treasurer's Report

At the time of this Newsletter, Holiday Beech has \$5660.00 in delinquent fees. Due to the foreclosures of units D111 and E317, \$3750.00 is included in that delinquent amount, which is, unfortunately, unrecoverable. To-date there is no information on the foreclosure of these two units, but we have our attorney looking into the matter.

As of this time in November we have received \$53,976.70 for the Special Assessment, leaving 45,523.30 due.

You will be receiving individual year-end reports at the start of January. Renée will be putting together reports for each homeowner including how much they've paid in 2009. To save money these reports will be sent via e-mail to those homeowners that have e-mail addresses listed with Holiday Beech. All others will be sent through the U.S. Postal Service. If you want yours to be sent by U.S. Postal Service, please contact Renée.

If throughout 2009 Holiday Beech Villas has sent you a letter saying that your payment was late, a \$10 late fee for the first month and a \$25 fee for each consecutive month, was charged to your account. Holiday Beech Villas keeps record of which Homeowner still owe late fees. Also included in the end-of-year report will be late payments owed to Holiday Beech Villas.



What's Happening Around Beech Mountain

There's plenty of things going on in December here on Beech.

There's the FREE community sledding hill by Town Hall. Bring a sled and have some fun. For kids 12 and under from 9am until 5pm. There is ABSOLUTELY NO SLEDDING ALLOWED on HBV property.

December 4 and February 19: Hype Night! Just for kids! Pizza! Games! Movie! Come to Buckeye Recreation Center to hang out and have some fun with our Just for Kids Hype Night! The fun begins at 5:00 p.m. and is only \$5 per child. Ages 5-12.

December 19: Santa visits the Gazebo at Fred's on from 4:00 to 5:00 pm. Then at 5:00 there's the lighting of the Town Christmas Tree

December 21: Breakfast with Mrs. Claus 8:30am at the Rec Center. Mrs. Claus will be available until 10:00 am

December 22: Yule log Bonfire. Bring your family to the Bonfire Pit at Buckeye Lake to enjoy music (if you play an instrument and would like to bring it, please do so), marshmallows, hot apple cider, and campfire stories. Bonfires are held at Buckeye Lake and please call the Rec Center at 828-387-3003 in the event of inclement weather. The fun begins at 7:00 pm



December 29: Hayrides and Bonfire at the field across from Town Hall

December 31: Family Fun New Years Eve Bash. Bring your little ones to enjoy an early evening, family fun, dinner and games at the Rec Center. It starts at 6:30pm and music, games and a bounce house will be happening until 8:30 pm.

January 16: Rec Center's 2nd Annual Chili Cook-Off. Cost to enter is \$5.00 per pot of chili. Tasting tickets are \$2.00 at the door.

February 6: Buckeye's Winter Photo Contest. The Rec Center will be hosting a winter photo contest starting January 1. You may submit your photos to the Rec Center any time after that date. There is an entry fee of \$5.00 per photo and no limit to how many photos you may submit. A public showcase for the photos will be on display in the Rec Center's multipurpose room on the 6th from 10 am until 12 noon. A light brunch will be available and prizes will be awarded to winners in the junior category (12 and under).

February 13: Bonfire. Bonfires are held at Buckeye Lake and please call in the event of inclement weather. The fun begins at 7:00 p.m.

And, for you adults . . . there's plenty of exercise classes to burn off all that holiday food. Check out the Rec Center's schedule for fitness classes.

Be sure to check with the Rec Center on times! There's a lot to do for everyone!!!



Fire Extinguishers

A letter went out to all the rental agencies on Beech from the Town Inspector, Stan Hanna. This letter basically said that ALL rental units are required to have, by Town and State Fire Ordinances, a smoke detector, carbon monoxide detector and a fire extinguisher.

All our units have smoke detectors and carbon monoxide detectors, but they do not have fire extinguishers. Here are the requirements for fire extinguishers:

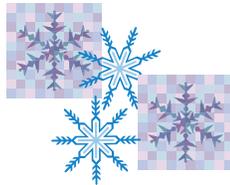
- 1 – 4.5 pound fire extinguisher within easy view and readily accessible
- The gauge should be checked for proper charge
- The pin should be checked for proper use
- The hose nozzle should be checked for blockage
- Date of manufacture and/or maintenance should be checked
- Extinguishers should be serviced (dry chemical replaced) every six years and hydrostatically tested every 10 years. Metal-valved extinguishers can be readily refilled. Plastic-valved extinguishers present a problem when refilling.

Holiday Beech Villas is HIGHLY recommending that ALL units have fire extinguishers. Even though there are fire extinguishers on the outside of the buildings, it is ALWAYS safer to have these extinguishers within your unit.

According to the 2009 North Carolina Fire Code, **Section 106.1 Inspection authority**. The fire code official is authorized to enter and examine any building, structure, marine vessel, vehicle or premises for the purpose of enforcing this code. That means in **ALL rental units**.



Woolly Worm Festival Winter Predictions



This year, the worm winner of the 32nd annual Woolly Worm Festival is Wilbur. Wilbur's owner and trainer is Noah Jens (9 years old) from Chapel Hill, NC. Noah won \$1000, thanks to Wilbur.

Wilbur's official forecast for the 2009-2010 winter is as follows:

- Week 1 - Flurries
- Week 2 - Cold With Flurries
- Week 3 - Snow
- Week 4 - Flurries
- Week 5 - Cold
- Week 6 - Cold
- Week 7 - Cold
- Week 8 - Light Flurries
- Week 9 - Below Average Cold
- Week 10 - Below Average Cold
- Week 11 - Snow
- Week 12 - Flurries
- Week 13 - Flurries



Rays Weather Winter Predictions

The 9th Edition of the Fearless Forecast is ready for your review. In the end, we will conclude that the Winter 2009-2010 will have:

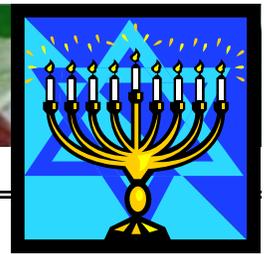
- One of the three snowiest since 1995-1996 with 110% of the long-term average snowfall and 155% of the 10-year average.
- Overall temperatures will be about 3 degrees less than average.
- And, here's the average snow falls for our surrounding area.

City	Expected Total Snow/Ice for '09-'10
Asheville	16"
Banner Elk	50"
Beech Mountain	90"
Boone	45"
Hickory	11"
Jefferson and West Jefferson	26"
Lenoir	11"
Morganton	13"
Sparta	23"
Spruce Pine	20"
Sugar Mountain	80"
Waynesville	19"
Wilkesboro	15"



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Survey Says . . .

We took two surveys in the last six months. Here are the results:

Wireless Internet: 52 people responded

1. Would like to have wireless internet available in your unit?
Yes=30 No=22
2. On a scale of 1 - 5, 1 being the least interested and 5 being the most interested, how would you rate your interest in having wireless internet access in your unit?
1=20 2=1 3=9 4=3 5=19
3. Would you be willing to pay extra on your monthly dues if it cost an extra \$10.00 a month?
Yes=28 No=24
4. Would you be willing to pay extra on your monthly dues if it cost an extra \$12.50 a month?
Yes=22 No=30
5. Would you be willing to pay extra on your monthly dues if it cost an extra \$25.00 a month?
Yes=4 No=48

Holiday Beech Annual Survey: 23 people responded

1. The association manages community areas satisfactorily.
Strongly Agree=12 Agree=11 Disagree=0 Strongly Disagree=0
2. The Board of Directors executes its responsibilities diligently and ethically according to the bylaws and rules of procedure and policies.
Strongly Agree=14 Agree=9 Disagree=0 Strongly Disagree=0
3. The association's mission, vision, and values statement is reflective of the homeowner's interests in the association.
Strongly Agree=11 Agree=11 Disagree=1 Strongly Disagree=0
4. The association makes decisions to best maintain the value of the property.
Strongly Agree=14 Agree=9 Disagree=0 Strongly Disagree=0
5. The Board of Directors has successfully managed the Special Assessment to make significant improvements in the association.
Strongly Agree=11 Agree=12 Disagree=0 Strongly Disagree=0
6. The board adheres to legal, ethical and regulatory standards for community associations according to the association bylaws.
Strongly Agree=13 Agree=10 Disagree=0 Strongly Disagree=0
7. The grounds and roads are maintained adequately for safety and appearance according to priority, financial resources available and needs are completed in a timely manner according to seasonal requirements.
Strongly Agree=9 Agree=14 Disagree=0 Strongly Disagree=0
8. Policies that exist for the management of the association are administered and communicated in a fair, non-discriminatory manner.
Strongly Agree=14 Agree=9 Disagree=0 Strongly Disagree=0
9. The administrative and clerical services provided are sufficient to meet the needs of the association and its members.
Strongly Agree=15 Agree=7 Disagree=1 Strongly Disagree=0
10. The association maintains fiscal responsibility and accountability and provides fiscal services to the membership.
Strongly Agree=12 Agree=11 Disagree=0 Strongly Disagree=0



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Christmas Wreaths from Beech Mountain

Can't come to Beech for the Holidays. Wouldn't it be great to have a wreath from Beech? You Can!!!! See the information on this page and the next to order your very own wreath.

You can even order online.

<http://www.fredsgeneral.com/Christmas Wreaths/Christmas Wreath Online Form.html>

BEECH MOUNTAIN

CHRISTMAS WREATHS



Dear Friends,

Holiday Season 2009

After selling many Christmas wreaths through the years at our store, we have decided once again to make our wreaths available to you, your family, and friends. Delivered by U.P.S. on the date you wish, a Beech Mountain fraser fir (balsam) wreath can be hanging on your door this Christmas. Our wreaths are 24" in size, with a weather proof red velveteen bow.

Our shipping will begin on November 16th and delivery takes approximately 5 to 7 business days. Just let us know when you would like to receive yours or the ones you are sending to others.

Please return our form with all of the information completed. Payment can be by check, money order or credit card. If you are sending a wreath as a gift, we can include a card with your name on it.

Our wreaths are the freshest available, made by local craftsmen who take pride in their work. Our family is delighted to be able to make these wreaths available to you.

Wishing you and your family the happiest of holidays!

Fred & Marjorie Pfohl

P.S.

For other wreath sizes available, please give us a call at (828) 387-4838, or visit our website at www.fredsgeneral.com

FRED'S GENERAL MERCANTILE
501 BEECH MOUNTAIN PARKWAY, BEECH MOUNTAIN NC 28604



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BEECH MOUNTAIN CHRISTMAS WREATH ORDER FORM
FRED'S GENERAL MERCANTILE
501 Beech Mountain Parkway, Beech Mountain NC 28604

Order On Line at www.fredsgeneral.com

For Your Wreath Name: _____ Street Address: _____ City: _____ State: _____ Zip: _____ Home Phone: _____ Office Phone: _____	Wreaths being shipped west of the Mississippi, please add \$ 2.00 each for additional shipping charge. Sorry, no shipments to Alaska and Hawaii. Order Form As a gift to: Name: _____ Street Address: _____ City: _____ State: _____ Zip: _____ Delivery Date: _____ Message to be included: _____
<input type="checkbox"/> Wreath 24" Cost Delivered Including Weather Proof Bow \$ 39.00 <input type="checkbox"/> Other size _____ Please call for price and availability Date for Delivery: _____ None Shipped After 12/17	As a gift to: Name: _____ Street Address: _____ City: _____ State: _____ Zip: _____ Delivery Date: _____ Message to be included: _____
If paying by check or money order, please make payable to Fred's General Mercantile Co. If you pay by Credit Card, please indicate which card you plan to use. Method of Payment Money Order <input type="checkbox"/> Master Card <input type="checkbox"/> Visa <input type="checkbox"/> Discover <input type="checkbox"/> Account Number: _____ Expiration Date: _____ Security Code: _____ Signature: _____	Total # of Wreaths: _____ 24" @ \$ 39.00 = _____ (East) _____ 24" @ \$ 41.00 = _____ (West) Total \$ Amount: _____



Beech Mountain Christmas Wreaths
Fred's General Mercantile
501 Beech Mountain Parkway
Beech Mountain, North Carolina 28604

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Beech Mountain Christmas Trees

If you're coming up to Beech for the Holidays wouldn't it be nice to have a Christmas tree grown right here on Beech. Fred's Hemlock Hill's Choose & Cut is the only Christmas tree farm right here in the Town of Beech Mountain. See the Flyer below, and be sure to get a Beech Mountain Christmas Tree!

**Fred's General Mercantile
Hemlock Hill's
Choose &
Cut
Christmas Trees**

Right Here on Beech Mountain
Grown by Fred and Margie Pfohl

Select A Beech Mountain Grown Fraser
Fir Tree To Use Here Or Take Home.

From 5' to 9' Sizes Available

We Will Be Open Saturdays
10:00 AM to 2:00 PM

Other Times By Appointment
Call 387-4838

Open 10:00 AM—2:00 PM
on Christmas Eve

Please Check At Fred's Prior To Going Out To
The Farm. Thank You

Wreaths Available At Fred's
All Sizes Up To 36"
We Ship All Our Wreath's (24" Wreath for \$39.00)
Call For Details 828-387-4838

Directions To Choose & Cut Farm on Back

Directions

Hemlock Hills Choose & Cut Farm
240 Sawmill Branch

From Holiday Beech

Turn right out of your parking lot
toward Beech Mountain Parkway

Make a right on Beech Mountain
Parkway

Turn left onto Tamarack going 7/10
mile to Charter Hills Road

Turn right on Charter Hills going 1/10
mile. At top of first little rise, bare a little
left on to Sawmill Branch

Follow Sawmill Branch past Briarwood,
turning right on Sawmill Branch, 1/10
mile

Follow Sawmill Branch to end, turning
left down driveway to tree patch, 5/10
mile

Look for direction signs along the way

Phone numbers:
828-387-4838
828-387-0375



SKI RENTALS AT FRED'S
10% OFF
DAILY RATE
Ski & Snowboard Rentals,
Helmet Rentals and
Clothing Rentals ONLY



SUBJECT TO AVAILABILITY - See rules on other side
Phone: (828) 387-4838 www.fredsgeneral.com
Each individual MUST have a coupon

Fred's is offering a coupon program through their Ski Shop. The coupon is good for 10% off rentals. If you are interested in getting this coupon (the attached is not valid) please contact Renée before you come up and I'll be sure to have them for you.

You'll need one coupon PER PERSON.

This excludes three-day-mid-week specials and does not guarantee that they will have equipment available, particularly during busy periods.