

President's Message

Greetings from Holiday Beech Villas!

Well, it's been quite a successful summer here at Holiday Beech Villas. I'm delighted to say that our maintenance crew, consisting of Larry, Lyle and Chris (who has left HBV) finished installing all of the pickets on the front and back decks. Larry estimated that approximately 4000 pickets were installed! That's quite an accomplishment. And now all our owners can feel confident that their children, grandchildren and pets will be safe on their back and front decks. There has also been lots of painting and pressure washing going on which helps improve the appearance of our home. Speaking of improving appearance, we have also finished installing the stone columns and signs at the D, E building and F, G, H building. Next year we will be focusing on replacing all the rotten shingles on all the buildings.

And, now that the summer has come to an end we will be focusing on inspecting all unoccupied units and starting our winterization program. That's always an important part of our maintenance program as it helps protect our owners from damage in their units due to cold weather. Holiday Beech Villas has come a long way over the last few years. I'd like to thank our homeowners for supporting this Board and the work it has done. Happy Fall, everyone.

Karen Alexander, President

Electricity in Your Unit

We had an occurrence this summer when a renter moved out of one of the units and had the electric company shut off their electricity.

PLEASE make sure that your electricity is ALWAYS in working order. Especially during the winter. If there is no electricity in your unit your pipes can freeze and cause flooding not only in your unit, but in the units above, below and around your unit. If that should happen it will be the homeowners financial responsibility to repair all that was ruined.

HBV Winter Program Underway in October

Snow and cold weather season comes early to Beech Mountain (we're expecting snow flurries on Thursday!) To prepare for the winter weather we ask the cooperation of all homeowners:

- Homeowners are to take in all springtime items from front decks to make it easier to shovel snow.

- Homeowners should tag all items with their name and unit number and notify Renée if public area beautification gardening pots or supplies need storage for the winter.
- If there is snow outside your door and the maintenance contractor is not on-site, helping clear it with a shovel from the "shovel station" will prevent ice build-up around the door entrances.
- Please inform Renée and contact rental agent when unit will be rented or in use by the homeowner so that the maintenance contractor can have the entrance ways to those units cleared.
- Homeowners should conduct a personal inspection of their unit and make sure that all thermostats are set to a minimum of 50 degrees.
- Assure that beds and other flammable items are separated and not in contact with heating sources. All items should be at least 6" from baseboard heaters.
- Take care that all electrical appliances not in use are unplugged and verify that the stove is off as it has been reported that the buttons may accidentally be pushed on the older small stoves.
- Make sure all windows and doors are closed and locked. "Fall back time" is a good time to change the batteries to all smoke and carbon monoxide detectors.
- Please assure that you have an ABC fire extinguisher prominently displayed in your unit in case of emergency.
- The maintenance coordinator may be contracted to improve weather sealing from the inside at the homeowner's expense, if needed.



Our maintenance staff will inspect unoccupied units according to schedule and after a major weather event. During these inspections they will check:

- that thermostats are set to 50
- smoke and carbon monoxide detectors work properly
- windows/doors are firmly shut and locked

Please report any problems to the staff by completing a maintenance request or contacting the HBV office. ☺

The Holiday Beech Staff

Many folks have had questions about the staff at HBV and what each person does, so here ya go:

Renée Castiglione—Office Manager—takes care of all the bookkeeping and office work. Works as liason between homeowners and Jim Fryes' Associated Trades Construction for homeowners repairs.



Jim Frye—HBV contracts out to Jim for all maintenance work for the Association. Jim also does homeowner's maintenance requests through his company.



Larry Parrish—Jim's supervisor at HBV and does just about everything. Larry just about put the whole clubhouse back together on his own!

Lyle Stevens—Some of you may have seen Lyle at the tennis courts. He used to be assistant pro. He's also a full-time resident of HBV. Lyle works for Jim and is Larry's second man.



Every once in awhile Jim will assign work to other employees, but everyone noted above are regulars at HBV. Next time you see one of the guys working, stop and say hello. They've done a lot to make our community look so good! Thanks!

Holiday Beech Survey

Mailed with this newsletter is the Survey for 2005/2006. The Board is interested in your opinion. There is a self-addressed, stamped envelope for you to return this survey. Please take a few minutes to fill it out. Those with e-mail have received theirs online. The results will be published in the next newsletter.

Grilling at Holiday Beech

We want to reiterate the North Carolina State Code regarding grilling on your deck:

In accordance with North Carolina Building Code 504.8, charcoal and gas grills are prohibited within 10 feet of combustible material at all multi-family occupancies.

EXCEPTION: Fixed mounted gas grills installed as per manufacturer's instructions where the grill and piping are stationary and the L.P. tank is located at grade level.

If your tank does not comply with this code, please do not grill on your deck. This is an **extreme** fire hazard. Wouldn't it be a shame if you were the one who started a fire that destroyed your home and the homes of your neighbors and possibly risking someone's life! ☺



Treasurer's Report

Three months into our fiscal year and everything is looking good. We had a closing in September that helped us recoup a lot of our outstanding dues. Now we have just three homeowners that continually pay late (one of which has a claim of lien on their unit.) Hopefully we'll get these folks on board like the rest of our homeowners and have a 100% paid on time every month!

If you haven't yet, don't forget to pay the next Special Assessment. It was due October 10!!!!

We ask all our homeowners to pay their dues before the 10th of the month. Paying on time helps us all. ☺

From the Office

The following folks thoughtfully donated items to the clubhouse:

Fatima and Wilson Hicks: \$50 (that helped by our new TV with built-in DVD and VHS player).

Barbara Toomey: Coffeemaker.

Victoria Martin: a beautiful glass bowl on our table.

Jan Marriott and Claude Chapman: a brand new dishwasher for the kitchen.

Jesus Hernandez: VHS tapes for residents/guests to borrow.

Ann Balnicki: Books for our bookcase that residents and guests are welcome to borrow.

We appreciate these donations. If you feel you have something to donate, please contact Renée to make sure it's something we can use and it fits the style of the clubhouse. Any items left in the clubhouse that are not needed will be disposed. ☺

Stay Off Rocks and Landscaping

We have new signs instructing folks to stay off the rocks and landscaping. Please inform your guests and renters that climbing on the rocks is dangerous and we are trying to avoid someone getting hurt. Also, your neighbors and staff have worked so hard to get the landscaping looking so nice and it's a shame when people walk/play in the flowers and shrubs. Lets all help Holiday Beech Villas remain beautiful and safe. ☺

Homeowners Directory

Included is the most recent Homeowners Directory. DO NOT SHARE THIS LIST. Keep your neighbors information safe. If you do not wish to be in this directory in the future, please contact Renée. ☺