



Spring 2016



President's Message

Winter has come to an end, but we are not fooled to think we're done with the cold weather. I am reminded that in past years, we've had some heavy snowfall in April and May! We will move forward with positive thoughts and start getting ready for Spring.

Thanks to Renée's updates, we're all aware of what type of Winter we had. December was unseasonably warm and wet. The Ski Resort suffered because of this, as well as those of you that rent your units for the winter. But, January and February proved that you can't hold a skier down and both months were extremely successful for everyone on Beech Mountain, especially for HBV and those that rent.

Holiday Beech Villas fared well this winter. We did keep the heat higher 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, even when the temperatures got down below zero. Therefore, there were no insurance claims, meaning our rates shouldn't go up too much, as it did last year after one of our units had a \$30,000 claim due to a frozen pipe.

And now, we look to our Spring projects. These include cleaning up Holiday Beech Villas grounds from all the branches that came down due to a lot of high wind days; we have an active natural spring at the ABC parking area that will have to be addressed; clean out gutters and clean bottom floor of buildings among just a few of our projects. You'll find other projects that we'll be addressing on page 3 of this newsletter.

The K building renovation is complete and looks great..

I look forward to seeing you all at the Annual Meeting on July 16th.

Mark Deasaro
President

K Building Renovation

The K building has been renovated and it looks GREAT! The Board decided to install a different product for the siding and shingles, as was used on the A and D buildings. What was used for those buildings or the siding was a construction siding material called T1-11; and hardboard for the shingles. Clyde Dills, our HBV Treasurer, suggested we look into using vinyl. The pricing of the vinyl is comparable to the T1-11 and hardboard, but we save money on having to paint the siding and shingles. The savings for the K building was approximately \$7,000.00. This vinyl is rated for Climate Zone 5 and comes with a layer of additional insulation.

Items that were repaired on the building were:

- 1st and 2nd levels: replaced existing siding with vinyl siding; replaced existing railings with new constructed railings according to building




codes and cable railings; re-insulated walls, as needed; replaced rotted framing and headers over sliders, as needed; repaired exterior window trim, as needed, redesigned stairs leading down to 1st level according to building codes to increase tread and make less steep than existing stairs; changed 2nd level entryway so there are no awkward stairs accessing this deck.

- 3rd level: removed existing mansard roof siding and replaced with vinyl shakes; replaced existing siding with vinyl siding; replaced existing railings with new constructed railings according to building codes and cable railings; re-insulated walls, as needed; replaced rotted framing and headers over sliders, as needed; repaired exterior window trim, as needed, replaced stairs leading up to 3rd level according to building codes to increase tread and make less steep than existing stairs; repaired deck joists and installed new deck boards; raised left side of back deck 4 inches.
- Installed new deck ceiling, made of a plastic composite, on the 1st and 2nd levels, front and back.
- Reinforced girders in the crawlspace and added additional insulation.
- Shutters were added to windows on both sides of building and flower boxes added to split-rail fence at parking area
- New roof
- New lighting fixtures on the front and back of each unit; added outlets in the back of each unit that did not have one; lighting for the deck and stairs; added inside on/off switches for the light fixture in the front of each unit.



Due to the winter weather, we had to wait on painting all the trim and railings. Since the weather has warmed up, the painting has started. Wherever you see "white" in the photos that will be painted brown, as well as the railings. All the existing paint will be scraped and repainted.

The total loan was \$135,000. This did not include the new roof or the new lighting. The roof was an additional \$7,000.00. The lighting, materials and labor, was an additional \$2,000, and the repair to the 2nd floor landing was an additional \$2,500. The loan will be paid off September 2016.



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What's Happenin' Around Beech Mountain This Summer

Town Birthday & Arbor Day Party: Sun, May 1, 1pm–3pm

The Town celebrates 35 years on Sunday, May 1st. You are invited to the Town's Birthday Celebration at the Buckeye Recreation Center. We will provide the cake and residents are asked to bring a covered dish to share and beverage of their choice. Please call to let us know what you intend to bring. We will also celebrate Arbor Day and guests will leave with a "live" party favor. The summer hiking schedule will be revealed along with other exciting activities and "must-know" info to enhance your summertime fun. This is one party you don't want to miss.

Kentucky Derby Party: May 7, 4pm–6pm

Join us at Buckeye Downs to view the most exciting horse race, The Kentucky Derby! This is an adult oriented event where we will have TVs to view the race, mock Mint Julips, a big hat contest, and much more.

Metric Cycling Training Ride: Sat, May 2, 7am - 3pm

The Beech Mountain Metric Training will be held on Saturday May 2nd. This is a practice event for the riders to go through the course. Riders will practice the race beginning from Town Hall between 7-8am. Residents who may wish to stay out of the event excitement might want to travel off the mountain after 8am. Riders are expected to return on the Parkway between 11am-2pm.

www.beechmountainmetric.org

Metric Cycling Ride: Sat, May 16, 7am - 3pm

The Beech Mountain Metric is a classic mountain metric century that finishes at the top of Beech Mountain, famed climb of past Tour DuPont rides. With 8,600 ft. of climbing... it is a true test for the strongest of riders. The event will be held Saturday May 16th with a training day on May 2nd. The Beech Mountain Metric is a BSG (Blood, Sweat and Gears) Events ride, planned and executed by the businesses and citizens of Beech Mountain. BSG Events is a 501c3 fund raising non-profit whose net proceeds are donated to local charities and public safety agencies in the High Country. The Metric is a timed ride. Split times will be captured at the bottom of Beech Mountain with hill climb times posted in addition to overall times. Riders have the option of capturing times in teams. A team consists of 5 members with the fastest three times added together to determine the overall team time. For online registration or more information about this exciting event, please go to www.beechmountainmetric.org. Volunteers are needed for this event and training ride. Please contact the Buckeye Recreation Center if you are interested in volunteering.

Kiddo Fishing Derby: Sat, June 4, 9am - 12pm

Join us at Coffey Lake off of Lakeledge Road on June 4th from 9 am - 12 am for our Kiddo Fishing Derby. Ages 12 and under, limited poles and tackle available, we recommend you bring your own. We will offer prizes for our young anglers.

Taste of Beech: Friday, June 10, 5pm–7pm

We will have all restaurants on the mountain providing samples from their menu. Racers from the Cool 5 will receive free entry in to the Taste, and everyone else will pay just a "cool" \$5.00. We will have a Free Popsicle Relay Race for kids, and also prizes to raffle away.

Town Hall Street Dance: Sat, June 6, 5:30pm - 6:30pm


Love to Dance? Join your neighbors at the Town Hall Street Dance.

Mile High Community Yard Sale: Sat, June 13, 8am–12pm

This annual community event is the perfect time to get rid of all of your unneeded possessions and buy someone else's! The yard sale takes place in the Kite Field next to the Brick Oven on Beech Mountain. Table spaces are \$10 each; bring your own table. If you just want to get rid of your stuff, you may donate it to the Chamber to sell.

Taste of Beech: Fri, June 19, 5:30pm - 6:30pm

Come join us for the Taste of Beech on Friday June 19th at Buckeye Recreation Center. This is one of our Events during A Cool 5 Weekend. All Beech Mountain restaurants will be serving samples, giving coupons, and showcasing their summer menus. This event is free for all racers and there is a \$5 fee for non racers.



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A Cool 5 Race: Sat, June 12, 9am

A Cool 5 Weekend will be held June 11 – 13, 2016 on Beech Mountain, NC. There will be 5 races and many other related activities throughout the weekend designed to encourage individual participation and family fun no matter your age or fitness level. The weekend is a celebration of outdoor activity and a showcase of all the beauty on Beech Mountain. We will be adding other exciting activities, so keep checking the website www.beechrecreation.org. Please feel free to give us a call for more information. (828) 387-3003.

July 4th Independence Day Picnic "47th Annual Roasting of the Hog" Saturday July 2

This year, celebrate independence day with Beech Mountain. An annual event, the hog is roasted all day to perfection and cut up right in front of the crowd. With music, moon pies, games, and fireworks, this is a family affair that you won't want to miss! The roasting will take place Saturday July 2, 2016 at 6pm. For more information, or to inquire about purchasing tickets, please call 828-387-9283.

Buckeye July 4th Independence Day Picnic Monday July 4

Join us at Buckeye Recreation Center for our 4th of July Picnic from 12 pm - 2 pm. We will be grilling hot dogs, and have fun games for the whole family. This is a FREE event.

.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

Projects For the Upcoming Spring, Summer and Fall

- Renée and John will walk the grounds to make a list of outside issues that need to be addressed.
- We are researching the installation of water shut-off valves at the water heater in units of B, D, E and F buildings. These buildings don't have individual shut-offs due to being built on slabs so there was nowhere to place these shut-off valves (or F building crawlspace is too small). This way when water has to be shut off, we will be able to shut off for one unit, instead of whole building, which is what we have to do now.
- We will be installing the same type of mailbox setup at the K building to match all the others at HBV driveways.
- We place ice melt buckets and shovels on every floor of every building. Unfortunately, when the ice melt is needed, the top sticks to the bucket and it is difficult to get the lid off. Once the lid is off, on many occasions the lid is not replaced, so that snow gets in to the bucket and renders the ice melt almost impossible to use. Other times the ice melt bucket, along with the shovel, is moved from the centrally located spot and placed in front of one unit so that the ice melt then becomes hard to find when needed. To solve this issue with the ice melt buckets we will be building wood boxes with hinged tops and plastic inside for the ice melt to go in to. These boxes will be impossible to move, and the ice melt inside will stay inside. The hinged top should be easy to open, and hopefully easy to close so that water doesn't get in to the ice melt. During the Spring/Summer/Fall months, as decoration, we can place flower pots on them.
- We have two bent posts at back of K building that was not noticed when doing the renovation. These posts will be either fixed or replaced.
- Until we start the F building around March or April of 2017, we found a few holes where the critters are entering between the floors. We will be covering those holes to prevent the critters from gaining access.
- A few of our buildings back decks that have begun to tilt downward at an angle that is not acceptable. We will be raising the back corner of decks at the B, G and H buildings. Also, we will be repairing the deck at the front of the middle floor of the G building.
- Redirect the natural spring at the ABC driveway to prevent it from always being wet and freezing during the winter
- Prepare all buildings for the new deck ceilings, front and back, and start installing and add A back deck ceiling

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Treasurer's Report

Homeowner Dues

At the end of March,
A total of \$174,519.00

was due. We collected a total of \$168,978.41. We are \$5,540.59 delinquent. The bulk of this amount is primarily from three separate units. Total late fees collected by the end of March is \$170.

We have 2 units from which we are not receiving payment. These two units are in the middle of the owners letting the units go and the bank beginning foreclosure. The total unrecoverable amount not paid from these units is \$3,507.00.

Special Assessment

At the end of March we collected a total of

\$256,657.50 for the three year assessment. For the current year, there is \$2,033.00 in delinquents. The bulk of this amount is from the aforementioned two units. Total late fees collected by the end of March is \$441.00.

Credit Line

The original amount we borrowed on our credit line was \$45,000.00. We have borrowed against this line numerous times, most recently to help pay the \$10,000 deductible from the frozen pipe incident at the H building. At the end of March the balance due on this loan is \$40,391.85.

To-date, the balance in our Reserve account is \$6,307.54. We received a check from the insurance company for the frozen

pipe incident in the amount of \$16,000. This amount was transferred in to the reserve account so that we could earn a little extra on interest. The balance of the amount due on the repairs of the units involved will come from the reserve account, which will amount to approximately \$5,500.

To-date the balance in our Checking account is \$10,724.52.

To-date the balance in our Special Assessment account is \$16,379.80.

For those wanting a financial report every month, please contact Renée at 828-387-4740 or e-mail at hbvillas@skybest.com.

Dumpsters

The dumpsters, or lack thereof, have been a topic that some homeowners have been asking about. Our existing dumpsters were old and rotted. There were so many holes that when they were emptied, it was leaving more trash on the ground than they were taking away. Plus, we had a safety issue since the bears were going in to the dumpster to pull out food. So, not only are we paying the Town to pick up the garbage, but over a year we would pay an additional \$2000 to pick up that extra trash. Our next option was to purchase a bear resistant dumpster from a company on the web, www.bearicuda.com. We can purchase a dumpster that would be half the size of what we had, with delivery to the top of Beech (they can't bring to HBV) for approximately \$5,000.00. Then we have to get it from the top of the mountain to HBV, which would be an additional cost. We would have to purchase, at a minimum 4 of these dumpsters. In order to get the right amount of dumpsters it would cost the Association approximately \$20,000—\$30,000.

We were working with the Town to get a larger dumpster for half the price that was to be bear resistant. Unfortunately, the manufacture that they deal with created this dumpster with a top that is extremely heavy and would be impossible for our residents to open. The Public Works Director, Riley Hatch, was going to see if this manufacturer could do something with the top to make it easier to lift, but to-date there is no solution.

So now Renée is working to find a welder that could take the top of the dumpster that Public works has, and design something that would allow homeowners to put garbage in it, keep critters out of it and allow the town to empty the dumpsters.

As usual, you will be kept informed as we find a solution.

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 file. If so, please change your settings to ensure Holiday Beech Villas email goes to your inbox. Otherwise, you may miss important information.

Welcome New Homeowner

Our new homeowners are Mark and Phyllis Coplan, C209. We hope you enjoy your new home and welcome to our community.