



Board of Directors

Holiday Beech Villas
102 Village Road
Beech Mountain, NC
PO Box 353
Banner Elk, NC, 28604

June 21, 2021

Greetings, HBV Owners. It's time for your June update from the Board of Directors.

Progress continues to be made on the F Building renovation. Our contractors had hoped to be further along at this point. But despite their working non-stop, the challenges they uncovered have slowed them down. When siding was removed, extensive rot was found. In some areas, it became complete wall rebuilds and reconstruction. They were also slowed as they dealt with repeated issues of sagging headers over sliding doors which had to be repaired. However, they have now started to demo the mansard roof on the front side, as well as doing some of the front door replacements. The decks will start coming down for new construction on the front possibly by the time you receive this. You can see the nearly completed back side in a photo at the end.

F Building owners were notified that while the contractors have been extremely accommodating in attempting to avoid causing inconvenience for short-term renters, they will be limited in doing so moving forward. The front-deck demolition and other aspects of the project will not allow them to "work around" short-term rentals. F Building owners who rent their units should take this into account in the next few weeks.

While it is difficult to say when the entire F Building project will be completed, it should be done by this Fall, and earlier if no more unforeseen and significant issues arise. Thanks to F Building owners for your patience. This is our largest building and by far the most complex renovation undertaken by the association up to this point.

The D Building retaining wall repair and parking lot grading are virtually complete. Contractors will be adding some rip rap to help with stability and drainage, and we are looking at some additional "finishing touches." The grass is taking hold and should fill in nicely. There are pictures of the parking lot and retaining wall at the end of this update.

The G Building renovation should be coming to a close in the near future. That project has not been anything close to the F Building in scope, but it was handled by a different contractor with different timelines. We are glad the G Building owners will have their completed project, soon.

The H Building drainage upgrades seem to be working effectively. Water is being evacuated without the ponding under the building which was previously evident.

Speaking of our contractors, please know that our contract with them relates only to specific projects, such as the F Building renovation. It does not include general maintenance, checking units for issues, helping move furniture, etc. They have been very helpful when some owners asked for assistance. But please avoid asking for help with individual unit issues not associated with the projects on which they are working.

As was shared earlier, HBV applied for and received a grant from the Beech Mountain Tourism Authority in the amount of \$5,000. We are using this grant to make repairs and paint the clubhouse and to

upgrade landscaping in that area. Hopefully, these upgrades will be finished before the upcoming annual meeting.

Speaking of the annual meeting, please make sure you have it on your calendar for Saturday, July 17 at 10:00 a.m. Our property manager sent relevant information last week regarding the agenda, proposed budget, and proxies. Due to the lifting of most COVID-related restrictions, owners have three options for attending:

1. Attend in person at the clubhouse. Individuals who have been vaccinated will not need to wear masks, and there are no COVID-related restrictions on the number who may attend.
2. Attend by phone. To be a part of the conference call, dial 425-436-6200. When asked to enter a code, enter 670-833.
3. Attend online through Google Meet. If you do this through your desktop or laptop browser, you should not need any special software. However, if you plan to use your smart phone, tablet, etc. you may need to download the Google Meet app. On the morning of the meeting, just click this link: <https://meet.google.com/rcz-avzr-gnf> You will be able to hear the meeting and speak at appropriate times, but we do not plan to use a video feed.

You were notified of a recent fire in the E Building. It was caused by faulty wiring, and quickly contained. Only two units were significantly affected. Repairs will be forthcoming with the cost of structural issues being paid by the association's insurance. However, we have a \$10,000 deductible which will have to be paid through the association. The Board will be discussing options for funding this cost in upcoming work sessions.

It is important to note that the E Building fire was not the result of any negligence or poor judgment by unit owners, the property managers, or the association. All units' electrical systems were checked in the recent past with no concerns identified. It seems there was incorrect information to the contrary in the "rumor mill." But this was not a situation which could reasonably have been foreseen by anyone.

Speaking of the "rumor mill," the HBV community is a positive place where we can all enjoy the beauty and peace of Beech Mountain. The vast majority of our owners do so in a cooperative and harmonious manner. However, concerns have been addressed to the Board by multiple owners regarding unwanted correspondence and communication, as well as inappropriate conduct by other owners. Please know that the HBV Homeowners' Association/Board of Directors has no legal authority to regulate the actions of owners. If you receive unwanted correspondence or are approached in a manner which you find offensive, you have every right to share with the individual that their actions are not welcomed. Should the individual's conduct continue or be such that you believe it is a violation of the law, owners can contact the Beech Mountain Police Department or contact a local magistrate to seek relief through the courts. We encourage all owners to be courteous and respectful of others.

There are several reminders we need to share in hoping to make HBV a safe and pleasant place for all.

- The fire is a great reminder of the need to regularly check smoke and CO2 detector batteries
- HBV Homeowner Regulations note that all owners are requested to carry insurance on their individual unit to cover personal items, wall and floor coverings, appliances, and damage to other units due to accident or negligence within your unit. The association insurance only covers structural issues and common areas. You can see the insurance regulation [at this link](#).

- Please remember that the front decks of all buildings are considered a “common area.” In general, there should not be furniture or other items left on front decks. Exceptions have been at the ends of decks where there is no traffic and no concern regarding access for emergency responders, as long as furniture or other items are well maintained and do not detract from the appearance of the buildings.
- No owner should enter the unit of another owner without that owner’s expressed permission. Doing so would be trespassing and can result in criminal charges if the owner chooses.
- The Town of Beech Mountain has posted new hours for the convenience center (garbage/recycling). Effective July 1, it will be open 7:00-3:30 six days a week, and closed on Wednesdays.

Thanks to all owners who work to make our home in the clouds a safe and pleasant place. On behalf of the Board of Directors, we wish everyone a wonderful summer season and look forward to your participation in the upcoming annual meeting.



D-Building Retaining Wall



D-Building Parking Lot



F-Building Rear Decks