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# THE HBV GAZETTE

Volume 5, Issue 1

Holiday Beech Villas Condominium Association

March 2006

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## President's Message

Even when a tree fell on the clubhouse, our staff, Renée, Jim Frye and our Maintenance Committee Chair, Jesus Hernandez, was undaunted. The policies that have been developed by the board over the last several years for handling emergencies, insurance claims, etc. was followed to start the restoration of the clubhouse.

During the evaluation, Renée and her husband, Darron, were at the clubhouse (just after the new roof was put on) and averted another potential event by putting out an electrical fire they discovered in the bathroom. Thank you, Renée and Darron!

Because Jim sought several estimates on the roof damage caused by the fallen tree, Holiday Beech Villas saved over \$5000 on just the roof repair. Renée sent the contracts to Saul Moore, Vice President, for review and approval. The contractor was notified and the roof repair has been completed.

Jesus Hernandez and Jim Frye have worked together on securing the most cost effective finish materials to up fit the interior in a Mountain Lodge theme and color scheme. I received a letter from Margaret Jenkins who offered her decorating skills for the final touches. She will work with Jesus.

If any homeowners want to donate to the decorating fund with either Mountain Lodge theme items or money, please contact Renée. We anticipate a completion of the interior renovation by mid April with the final touches completed by the Annual Meeting.

I applaud the efficient and effective manner in which all who were involved handled this unexpected event!

Karen K. Alexander, President

## Holiday Beech Villas are in Demand

It seems this past year has been very successful for those selling their units. Since June 2005 we have approximately nine new homeowners, with a few more units getting ready to close this month. Also, a few of our existing homeowners have purchased additional units. What does all this mean? It means that your investments have increased. Ask any realtor on the mountain . . . Holiday Beech Villas is still the best deal in town. With little round houses at 900 sq. ft. going for \$200,000, you can't beat the value you get at Holiday Beech Villas. Congratulations to all on a sound investment! ☺



## Living the Vision of Holiday Beech Villas

Spring time will soon be with us and it's a time for renewal and reflection. The vision of HBV is to promote a healthy, vibrant and responsive community. Community building is a lofty goal of many neighborhoods and associations. Here are some thoughts on this important issue.

Health is not just the absence of disease but the ability to participate fully in what life has to offer. What makes a community healthy? We may think of such things as a safe environment that is free of pollutants and toxins. A healthy community is a place where environmental hazards are examined and reduced or eliminated. It is also a community where its members enjoy good physical, emotional, social and spiritual health among other indicators. The community provides good access and amenities that promote activity, fellowship and positive flow of energy. Vibrant communities are actively involved in the business of the association in equal partnership with its management. There is a strong spirit of service and of giving back to the community.

Volunteerism is evident in participation in special interest groups and committees. Community activities and reunions are planned often and are well attended. Groups may gather spontaneously to share common interests and goals. There is a pervasive level of trust or the idea that everyone is working together to meet a shared vision and common goals. The community focuses on establishing a common ground. Vibrant communities put their best face forward and look taken care of and loved. Even though we shouldn't judge a book by its cover, it can give us a glimpse of what lies inside. Responsive communities anticipate the needs of its members and respond appropriately.

Some say that good neighbors are not born but made. Good neighbors watch and care for each other. The most vulnerable members of the community are protected and respected. Individual needs are valued but so are the interdependent needs of the whole community.

All of us are interested in making this vision come true for HBV. HBV wants to know what our vision means to you, our homeowner. How do we live the vision of HBV? Drop us a line or an email with your comments and we will print these in future issues. Remember that each member is unique and that community begins with you. ☺

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## Clubhouse to be Renovated

A large tree fell on the clubhouse on January 14, 2006 due to high winds. The board agreed that this was a good time to do other renovations on the clubhouse. We would like to create a

“lodge look” with neutral earth tone colors (brown, beige, taupe, gold and green) and a comfortable atmosphere.

In order to stay within our budget, we are in need of donations of quality items in good to excellent condition for the clubhouse from homeowners. We also need a white or almond full size refrigerator and a large microwave oven in good working order. Please contact Renée at the HBV office if you have any items that you feel would work well with our plans. We are especially interested in bar stools, table and chairs, living room furniture, side chairs, tables and bookcases. For the kitchen we could use some updated small appliances, cookware and dishes. We also need hanging decorations, pictures, framed art, table top decorations, lamps, throw pillows etc. Lastly we could use valences or curtains or fabric that can be sewn into curtains.



Once we have received the items we can determine how they may best be used.

Anything that cannot be put to use can be stored for the yard sale or donated to the Crossnore School. We are aiming for a traditional updated look so items that are more dated to a certain time period may not be suitable.

Spring is a great time to redecorate and take inventory of items that you may have that no longer meet your needs. If the items are in your HBV units and you need assistance with having them moved by our staff, please let Renée know. We will only move those things that we feel we can use.

Thank you for your assistance. If you would like to make a monetary donation to the clubhouse renovation fund it will be put to very good use and greatly appreciated.

Please join us in July for the annual meeting and to see our beautiful new clubhouse. ☺

## Tips for Maintenance Requests

Do you need something fixed in your unit? Do you want to update your unit? Get new appliances? New counter tops? Paint? A fireplace? All you need to do is fill out a Maintenance Request Form.

How do you do that? There are forms at the clubhouse you can fill out, or you can e-mail Renée and she will send you one you can fill out on your computer (if you have Word) or Renée will fill it out for you. ☺



## Treasurer's Report

To those of you who don't know, Renée has been working from her home since the incident with the clubhouse. She has made this move seamlessly and continues to

maintain the books and do all of Holiday Beech Villas business.

I'm glad to let our homeowners know that our financials are looking very good. As of this date we only have \$1260.00 in delinquent payments. Renée is diligently trying to get those few homeowners to pay in a timely manner.

The Board has worked on the Quarterly Outcomes to be achieved. If you would like this or a more detailed accounting of our budget, call Renée at the office. ☺



## From the Office

There have been additions made on your HBV website ([www.hbvillas.org](http://www.hbvillas.org)) A bulletin board has been added. You can put a unit for sale or rent up

there or you may place any items you have for sale. If you'd like something posted on the Bulletin Board, just e-mail or call Renée and she'll put it up there for you.

Also, Holiday Beech Villas new Policy Handbook has been added to the website. This is an ongoing project being worked on by the Board and Renée that will help homeowners be better neighbors.

If you have any other ideas for the website, please let Renée know and she'll update the website. ☺

## Inspection of Units

Holiday Beech Villas does inspections of unoccupied units a few times a year.

These inspections help keep our homes safe and secure. These inspection are completed in October, Spring and after a major weather event.

Some homeowners were notified, after the last inspection, that their units did not have the required smoke or carbon monoxide detectors (see policy handbook, Homeowners Regulations). As of this newsletter, these detectors have been installed in those units. In addition, a mid-winter inspection has been made of all unoccupied units. ☺