



THE HBV GAZETTE



Holiday Beech Villas Condominium Association Spring 2008

President's Message

Our winter will be coming to an end in the next month or so. Thankfully we have had no major events at Holiday Beech Villas this winter. Larry was right there to plow when we had more than three inches of snow. His men did an excellent job cleaning off the decks at the last major snow storm when we received over 12 inches of snow. Thank you Larry for taking care of us this winter. We are looking forward to our blooming flowers and the greens of Spring.

Sadly, we've had the passing of Joe Crist, a long-time homeowner, in February. At the Annual Meeting last year, we honored Joe for his service to his country and Holiday Beech Villas. His plaque is in the clubhouse where it stands as a reminder of his contributions. Also in February, long-term summer resident, Carmen Richardson, passed away. Carmen always attended board meetings while she was at Holiday Beech Villas. Unfortunately, in 2004 Carmen had a stroke and has since been in declining health.

Now that we are finished with our Special Assessment, our budget does not allow us to have Larry continue as a full-time contractor. Therefore, we have arranged with Larry to work 12 days a month, from April to September. Your Board will have a prioritized maintenance list for him from which he will work. We will have to address specific issues at Holiday Beech so that we can use Larry to the fullest within the time frame allowed. We are thrilled that Larry has agreed to this work schedule, as we are very happy with his work and are lucky to have him.

I am looking forward to a successful Spring season with the continuation of a more beautiful and better Holiday Beech Villas. I hope to see you at the Annual Meeting in July. 😊



Joseph Crist

by Margaret Jenkins

Joe lived at Holiday Beech Villas for over 35 years. The clock could be set by the early morning passing of his truck—off to breakfast! Each Thursday he returned with *The Mountain Times*. No one asked for one, it gave him pleasure to deliver the paper.

Joe served several terms on the Holiday Beech Board of Directors and was a member of the first ever, Maintenance Committee at Holiday Beech Villas (the first committee meeting was held at his condo.) Somehow while Joe was on that committee he and a pal were aware, before anyone else, that all the blue dumpsters had been painted green!

Joe donated a large fir tree, had it planted close to the stream on Village Road, so each year the HBV community could share a lighted Christmas Tree. He gave the money to pay for the uniform signs that are beside our condo doors.

The Holiday Beech Board of Directors recognized Joe at the July 2007 Annual Meeting for the gift of service to his country, his dependability, and his hard work on behalf of Holiday Beech Villas. The Board placed a picture of Joe (in his Sergeant Major uniform) on the wall of the clubhouse in recognition of his contributions.

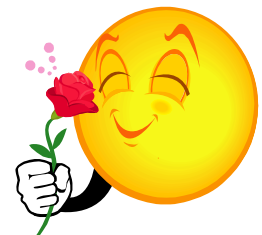
Joe will be missed.
Joe was our friend.
He gave us joy.

Your Responsibility As A Homeowner

As a homeowner, whether you rent out your unit or live here in the summer or full time, you have a responsibility to help keep Holiday Beech Villas clean. Some folks staying at Holiday Beech, when throwing away their garbage, don't open the back of the garbage dumpster, when the front is full. This means that they put their garbage on top of a full side, outside the dumpster. With all the critters we have around here, plus the winds that we get, that garbage ends up on the ground, all over the place. Please ensure that whoever stays in your unit understands that garbage goes IN the dumpster. Let's all help keep Holiday Beech Villas looking clean and beautiful. 😊

Landscaped Areas

Almost everywhere at Holiday Beech someone has planted flowers, trees and shrubs. They are on the banks in front of the units and across from the driveways and parking areas. Homeowners have spent their own money and energy planting these items to enhance the beauty of HBV. Please, make sure your children don't play in these areas. There is a park at Buckeye Recreation Area where kids can play. Let's leave our landscaped areas alone, so the vegetation can grow all summer long. 😊





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Summer Maintenance

Due to budget constraints, Larry Parrish will be working part-time at Holiday Beech Villas this summer. He will be working 12 days a month, out of a 20 – 22 day work month, on a high priority list that will be approved by the Board.

Because of this, Larry will be available for homeowners work during the summer. Holiday Beech Villas, as an association, will no longer pay Larry up front for homeowners work, then wait for the homeowner to pay back the association. All work that is being done by a homeowner will be between Larry and that homeowner.

You may fill out a Maintenance Request Form for all work. At that time it will be determined if the request is homeowner work or association work. If it is homeowner work Larry will be in touch with the homeowner. If it is association work, the item will be reviewed by the Board Maintenance Coordinator to see if it will be placed on the prioritized maintenance list.

Larry has requested that unless it's an emergency or if he is already working on a project for you, that you not call him. If you have a project for him to do, put it on a Maintenance Request Form and he will be happy to call you regarding that project. 😊

Thanks Thank You From A Homeowner

Yvonne Clay, G330, would like to thank everyone who sent cards and good wishes when, in December, she had surgery to clear a blocked carotid artery. Yvonne was in the hospital for one week. She's doing very well now and appreciates all the prayers that went out for her. She especially wanted to thank Carol and Charlie Robinson for being her angels and helping her out when she got home from the hospital and Jim Cary for being her chauffeur and sounding board.



Treasurer's Report

Our Loan is Paid Off!!!! In March 2004 Holiday Beech took a \$45,000 loan from High Country Bank to help us get started on necessary repairs (much thanks to Nick Rossin, C208, for his part in getting this loan.) When the Special Assessment was implemented in April 2005, part of that money was to pay off this loan. The loan was a five-year loan, with a balloon payment in April 2009. Over the last two years we had been paying up to \$1,000 extra on principal each month. On February 14, 2008 we paid off our loan with a pay-off balance of \$8,789.08. At this time, Holiday Beech Villas is debt free.

Because our credit is so good now, the bank has arranged a line of credit of \$45,000 to use as needed. This line of credit will insure, in case of an emergency, that we will have funds available.

The last Special Assessment payment was due January 1, 2008. Your three-year assessment is now complete! As of this report, we have one habitually late homeowner who has not paid. The name of this person may be legally released to any interested homeowner. This person is also the only delinquent for Homeowner dues through February.

The Special Assessment report can be had by calling, mailing or e-mailing Renée. She would be happy to send you a copy.

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

Ski Beech

Ski Beech is ready for some changes. The general manager has resigned, and the owner, John Costin will take over. It's A New Day At The Beech! (www.skibeech.com) 😊

BEECH MOUNTAIN EVENTS

Guided Hikes

April 8	Wild Iris Loop Trail	1.6 miles
May 6	Westerly Hills Trail	4.5 miles
June 3	Upper/Lower Pond Creek Trail	2 miles
June 17	Beech Creek Bog	1.8 miles
July 1	Grassy Gap Creek Trail	2 miles
July 15	Red Fox/Arrowhead Loop Trail	1.6 miles
August 5	Smoketree Trail	2 miles
August 19	Falls Trail/Wild Iris Trail	3.2 miles
September 2	Upper/Lower Pond Creek Trail	2 miles
October 7	Buckeye Gap Loop	5 miles

Other Events

June 7	A Cool 5—A 5 mile run, with an accompanying fun walk
June 21	Annual Beech Mountain Yard Sale
June 28	Annual Kiddo Fishing Derby
July 5	47th Annual Roasting of the Hog
July—August	Sunday Summer Concerts at Fred's Gazebo
July-September	Street Dance at Town Hall
August 2	Crafts on the Green at Fred's
August 31	Mile High Kite Festival
October 3—4	Autumn at Oz
November	Winter Guided Hikes Begin
December	Santa Visits





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What's Happenin' Around Beech Mountain

This is a new series that will be included in each newsletter. Renée will be attending all Planning Board and Town Council Meetings and reporting back to you so that you may be kept informed about what's happening around your Town. This will also be a monthly update on the website.

The Planning Board is responsible for recommending any changes to the Planning and Zoning Ordinances. They review and approve preliminary subdivision plans. Members are Paul O'Connell (Chairman), Andy Porter (Vice-Chairman), Bill (Waldo) Watson, John Hoffman and Adolfo Sanmartino. They meet the first Tuesday of the month. At the March 4th meeting the following was discussed:

• Creation of a Tree Board

There has been much talk regarding the tree ordinances of Beech Mountain. People who do not follow the ordinance can be fined. But the fines do not go to the town, they go to an educational fund for Watauga County. Many residents feel that if residents destroy a tree by topping it too much, or cutting down trees just for a view, that instead of being fined, the homeowner should be responsible for replacing those trees. Many residents on the mountain feel that there should be an effort to preserve our forest. With that in mind, the Town would like to be involved in the Tree City USA program. The purpose of this would be first, to create a Board, which then would make us eligible for grants. These grants would be used to bring in expert arborists to help us preserve our forest in the best possible way. Then, an ordinance could be created that would be fair to our residents, but with the foremost thought of making our forest stronger and healthier.

The Planning Committee recommended Lee Whittman and Renée Castiglione to be members of that Board. This item goes to the Town Council for approval.

• Review of Tall Trees Subdivision

A subdivision is being developed on Pine Ridge Road. This property is located on the left side of the road, going to the golf course. It is the property where the big, white house is located far below the road. The development will have 72 lots, 1/2 acre each. This development has been approved by the Planning Board, with some minor changes being made to the plans.

- Also discussed were changes to requirements regarding parking pads and dumpsters for new construction. The Planning Board is recommending to the Town Council that parking pads be wide enough to have a car park perpendicular to the home, and not parallel to the home. They are recommending that

the parking pad be in place before the inspection for the footers. They are also recommending that the dumpsters be at least 6 cubic yards, and be on site before the seal plating inspection.

The Town Council meets the second Tuesday of each month. Your Town Council members are Rick Owen (Mayor), Gil Adams (Vice-Mayor), Randy Corn, Alan Holcomb and Pete Chamberlin. The meeting was held on March 11 and the following was discussed:

• Sign Ordinance Amendment

This part of the meeting was to discuss/approve the specifications for commercial signs and decorative flags on private residences. It was stated that all permanent commercial signs needed to be approved by the Planning Board. The town staff has to write objective specifications for these signs.

There will now be a limit of the number of decorative flags allowed on private residences. There can be no more than 15 sq. ft. of flags. These flags cannot be offensive and can not be on a flag pole any higher than 25 feet.

Also discussed at this time was the ordinance regarding For Sale signs. The Mayor was clear that this was not on the agenda, but as part of the Public Hearing, where the Sign Ordinance was discussed, the public could say whatever they wanted.

To step back, there needs to be an explanation of this issue for those homeowners that don't know about it. In the last few months For Sale signs from local realtors have appeared at private residences. Most residents were under the impression that these types of signs were not allowed by the Covenants of Carolina Carribean, the original developer of Beech Mountain. This was a misconception that was cleared up at the meeting. In the '80s a sign ordinance was written, which in fact, did allow For Sale signs. By a "gentleman's agreement" the realtors on Beech Mountain decided they would not use signs, as it wasn't attractive. It seems that a few realtors have decided to exercise their right to put For Sale signs on properties.

At the Council meeting it was explained by the town attorney that the Town, as a government body, cannot restrict anyone from putting a sign on their property. It is based on the first amendment, Freedom of Speech. What the town can do is have restrictions on content and size. The Planning Board approved signs to be made of wood, can be no larger than 2 sq. ft. with the realtor name and phone number. Residents



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What's Happenin' Around Beech Mountain (cont'd)

spoke about the signs and their location, but the issue was not addressed any further by the Council.

• **Water/Sewer Use Ordinance Amendment**

There is an issue of water cut-offs being closer to the water meters. This has become an issue because many of the older homes (built before 1982) have their water cut-offs in their homes. In the 80s the ordinance was changed that the cut off had to be outside the home, but that those that were in the homes were to be grandfathered in and didn't have to move their cut-offs.

The Council is now discussing the issue as when a line breaks between the meter and the cut-off, and the cut-off is in the home, there is no way to shut off the water. Therefore, it is a waste of water and the homeowner ends up with a huge water/sewer bill. The Council feels that no one should be grandfathered in and all homes where the cut-off is inside needs to be moved to a closer distance to be approved by the town inspector.

During this discussion it was made apparent that the town is planning on changing meters. A request was made that instead of making those homeowners affected by this change their cut-off immediately, have them do it when the meters are changed.

The Council agreed to table this issue until their Planning Meeting at the end of March, since they will be discussing the meters at that time.

• **Wild Daisy Court**

This is a private road that has three homes built on it. A builder would like the Council to approve extending this road and then have the town take it over for town maintenance. This issue has to do with an ordinance that there can be no more than three homes on a private road. The town accepted that they will take over the road, as long as it meets town specifications when it is completed.

• **Personnel Policy Amendment**

Town employees need to use all their holiday time by November 1, each year.

• **Ski Pass Ordinance Amendment**

This is an amendment to an already existing ordinance that states the no one can ski without a pass. This will allow the police department to charge someone with Innkeeper Fraud, a misdemeanor, if someone tries to ski with a fraudulent pass or no pass at all.

• **Agreement with Mangement Trainer**

All town department heads will go to management training.

• **Set Public Hearings**

A public hearing regarding the change to the Parking Pad and Dumpster ordinances.

• **John Deere Trackhoe**

The Council approved an \$88,000 bid for a trackhoe that Banner Elk is selling.

• **Tree Ordinance**

This is what the Planning Board sent to the Council, but the town attorney asked that they talk about it in closed session before it is brought before the public.

• **Presentation—Paul Piquet**

Ex-Council member, Paul Piquet, was presented with a plaque for his exceptional service.

• **Tax Releases**

• **Budget Amendment**

This was to approve the budget for the purchase of the tractor noted above.

• **B.M.R.I. Water/Sewer Bill Adjustment Request**

Ski Beech Resort (B.M.R.I.) has a leak in one of their water lines and asked for an adjustment to their water/sewer bill. The town manager had computed what the adjustment would be. The Council asked that Ski Beech send them a request in writing for the adjustment.

• **Budget Transfer Report**

• **Town Manager's Report**

The next meeting was scheduled for March 19.

The Town Council Meeting on March 19 consisted of an approval of a bid of approximately \$330,000 to install a 6-inch water pipe from the top of the mountain to the Pinnacle Inn. Also discussed was the adjustment to B.M.R.I. (Ski Beech) water bill. A letter was presented stating that Ski Beech will install a new water line, so that future leaks can be avoided. The adjustment was accepted, with the caveat that this be the last time.

Once the meeting was over, it was noted that Beech Mountain Sports, the building with the blue roof, when you first come up Beech Mountain will be annexed into the town as of April 1. This business has until next April to remove the red flashing sign that you see when first coming up the mountain.

Ski Village Development

This is the development across from the F, G and H buildings. Renée has been in contact with the Planning Director about the downed trees across from the G and H building. These trees are to be removed by March 21. The development is still on hold due to questions that the town's engineer had for the developer. When those questions are answered to the town engineers satisfaction, the development will begin.