

THE HBV GAZETTE

Holiday Beech Villas Condominium Association Fall 2007

President's Message

Fall has arrived on Beech Mountain. The leaves are turning and it truly is a beautiful place to be. Holiday Beech Villas is looking great with all the work that has been accomplished this season. Our maintenance season is coming to an end and I've been so excited about what Larry Parrish has been able to accomplish this season. All these projects only makes HBV safer, look better and increase the value of our investment.

The project, Ski Village, across from the F, G and H buildings, is advancing. Holiday Beech Villas was told that they are planning on paving a road above our buildings. Renée Castiglione, our office manager, attended a Planning Committee as a representative of HBV and voiced our concerns regarding water flow from rains. Our fear is that water will not be diverted properly and flood our bottom condos. The Planning Committee agreed that they could not just take Ski Villages word that the issue was addressed and proposed that an outside engineer look at Ski Villages plans for water flow and give their recommendation. Renée will attend the next Planning meeting on November 6 to hear the recommendation of the outside engineer. We are staying on top of this issue.

Its been a great season at Holiday Beech Villas. I thank all of the homeowners who have given a little extra in their time and money to help make HBV pleasing to the eye. It makes us all look good.

Happy Fall!

Karen Alexander, President ☺



Ready for Fall

The clubhouse is ready for fall! Margaret Jenkins initially decorated it for Fall. When she removed her decorations, Fatima Hicks and Yvonne Clay stepped in for the Feeling of Fall.

We'd like to thank Margaret, Fatima and Yvonne for their touch of Fall. Fatima and Yvonne have donated their decorations to Holiday Beech Villas, so that every year we can get that Autumn

feeling. Thanks Fatima and Yvonne. ☺

HBV Improvements . . . Continued

Those of you visiting recently have noticed the many recent improvements to the association. Larry Parish has been very busy in meeting our maintenance needs during the season, as well as A & R Metal. Recent improvements to D and E include replacement of rotted shingles, new staircase to D, rearrangement and clean up of garbage area, new parking barrier with water runoff block, and grading and gravel to parking lot. Replacement of rotted shingles to all buildings will continue up to next year.

Most rotted boards to front decks of all buildings have been replaced. C building has received two new staircases to replace the damaged ones. Washout areas to roads have been graded. We have added some new plantings of perennials and shrubs and damaged and dying trees have been removed. The clubhouse has received a major clean up and has been decorated for fall by volunteer homeowners.

One upcoming project is the restoration of the original light fixtures to the front of each of the units. Any light fixture to the front of the unit that does not match the original ones will be removed and placed in the back of the unit if needed, or returned to the homeowner. The original ones from the backs will be painted and rewired to maintain the historic look of the property. Homeowners are asked not to replace any light fixtures, as external fixtures are the purview of the association and must conform to the original fixtures to avoid a mismatch of different fixtures being used.

The winter holidays are upon us and we would like to make HBV look like a winter wonderland. Please consider donating white lights and decorations for the clubhouse or a live balled tree that can be planted later. You can also give a donation to our beautification fund. Give any donated items to Renee. Larry will continue to restock our winter stations and remove the snow, although a dry season is anticipated.

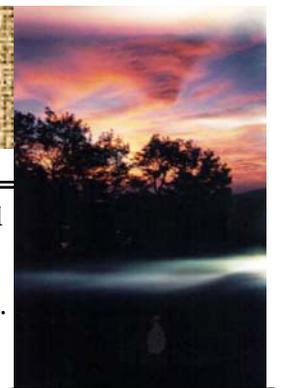
If you have any maintenance needs please complete the maintenance form or get Renee to assist you. The complete maintenance accomplishment schedule can be found on the website under maintenance. This is also a great time to discuss internal unit improvements with Larry as he has more time for these in the off season. Thanks for all the great positive feedback on how great HBV is looking. ☺

Town of Beech Mountain Increases Utilities, Again

The October Utilities bill for the Town had a note on it that said as of July 1, 2007 the rates for Water and Sewer was increased by 5% and Garbage and Recycling was increased by 8%.

Since these services had a 21% increase last year, Renée called the town manager and asked why another increase. Michael Boaz said that the reason the Garbage/Recycle went up 8% is because they need a new garbage truck, and therefore, the money had to come from somewhere. He also said their expenses have gone up and that's why the Water and Sewer went up an additional 5%.

These increases were not budgeted for in your 2007-2008 Holiday Beech Annual Budget. Therefore, we will be tightening some strings in order to meet our Budget. ☺



A Holiday Beech Sunset
Photo by Margaret Jenkins

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Oz Weekend

For those of you who were here in the late 70s, you probably went to the Land of Oz at least once. The amusement park closed down in the early 80s, but there are still lots of folks that have fond memories of their time there.

Every year, for the first weekend of October, Oz opens up again. It's missing the flying balloons and other fun rides, but the characters are still there, Dorothy's house is still there, Uncle Henry's barn is still there . . . and the fun is still there.



Photo by Fatima Hicks

6,750 people headed up to Beech Mountain on October 6th and 7th to visit the Land of Oz, just one more time. It was a beautiful, cloudless day with mild temperatures. You couldn't have asked for a nicer day to enjoy the festivities. As you can see, some folks make it even more fun by dressing up. Adults and children, alike, get into the spirit.

And, can you guess what the most rented DVD is at Fred's that weekend? I'm sure you can!

It was a fun weekend for everyone. You should make it

up for next year and visit the Land of Oz. ☺

Nature Has A Way

If you've been up to the F, G, H building recently, you probably saw the most beautiful hibiscus bush . . . ever.

This bush has been around the G building for 6 years. It has never bloomed, until this year. And boy! did it bloom.



Photos by Fatima Hicks



It's been the talk

of Holiday Beech and beyond. It's had many blooms, one more fantastic than the other. And, as Yvonne Clay said, "it's God's way of giving us beauty, while the woods across the street from it are being torn down."

Well said, Yvonne. Well said. ☺



Treasurer's Report

Finances look pretty good. We had a few more delinquents this month than usual, but we've collected all, but one. A Claim of Lien will be placed on one unit that is 90 days delinquent on Homeowners dues.

We contracted with the company of Gwyn Parsons, CPA for a Financial Review of our records. We are dealing with Bob Neill, CPA. We're hoping that this review will be completed by the first week in November. Homeowners will be sent the letter from the CPA after the review is completed. ☺

Trees

Trees are what makes this community. The view is gorgeous, we all agree on that, but it's the trees that make it a beautiful mountain community. Try to envision Beech Mountain with no trees. What would your view look like then? Not such a pretty sight, is it?

As a community we try to keep the land in tact as best we can. If you want to enjoy the view, it's ok to "window" out some branches. But, it has come to the attention of the office that some homeowners are contemplating enhancing their view by topping trees. This is a reminder that HBV Policy **does not** allow topping of trees (See Policy Guide, Tree Cutting). You may window or canopy trees, but you may not top trees. If you have a tree topped you may be fined \$150.00 by the association. If you choose to get trees windowed . . . you must use a company that is registered with the town as you may be fined by the town if an unregistered tree cutter is used—
www.townofbeechmountain.com/_gfx/pdf/Chapter51_Section1100-1119.pdf—and you must advise the office of where you want to cut.

Also, the property that is in between the C and D buildings, that has many trees on it, is not Holiday Beech Villas property. You can not cut any trees or branches on this property. HBV could be fined by the town should trees get cut on this property.

Remember, the property does not belong to just you. It belongs to all of us, and you have elected your board to be the caretakers of this property. If you want a view, talk to Larry, a board member or come to the office. Make sure your tree guy is registered with the town, and **DO NOT TOP TREES.** ☺



A Holiday Beech Nightscape

Photo by Fatima Hicks



Photo by Fatima Hicks

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Raccoons in the Mountains . . . And What They Can Do



If you leave bird food on your deck, even if it's locked away, the raccoons can get it. These photos are compliments of Margaret Jenkins who, unfortunately found out the hard way, that raccoons have a way of getting what they want.

Margaret thought her bird food was safe in a locked closet on her back deck.

What she found out was that nothing is safe when a raccoon wants something. The little buggers pulled off her door to get to the food.

They are smart little critters, so you need to take in your bird food, especially if you're gone for any period of time.

Holiday Beech does bi-annual inspections of units, one in Spring and one at the end of Fall. We don't have the budget to check all units more frequently, unless it's an emergency. If you think you left food on your deck, and are worried about the raccoons, give us a call, or fill out a Maintenance Request Form online, and we'll check it out for you. If it needs cleaning up, we'll contact you with an estimate of what it would cost to get it all cleaned up. ☺



Around Holiday Beech Villas
Photo by Margaret Jenkins

Holiday Beech Villas Rentals and Sales

These are the listings on the Holiday Beech Villas website for Rentals and Sales. If you would like to list your unit, let Renée know and she will put it on the website. If your unit is listed with a realtor, have the realtor call and we will also list it with their contact info. It's free advertising. The association does this as a courtesy to homeowners.

SALES

B105

1 bedroom, 1 bath, Buchanan Properties 828-387-9381

F224--\$99,900

1 bedroom, 1 bath, Sherry Garris Properties
828-898-3488

G-128--\$83,100

1 bedroom, 1 bath, robert@beechmountain.com
800-258-6198

K144--\$77,000

1 bedroom, 1 bath
Your Mountain Realty--Loretta Fow--828-387-4023,

K244--\$89,900

1 bedroom, 1 bath
VCI Real Estate Services 828-387-4217

K344--By Owner--\$92,000

1 bedroom, 1 bath, 305-944-5335

RENTALS

One Bedroom, One Bath

A-101, C208, G129, H233 (2 bedroom)
Beech Mountain Slopeside Rentals--rent@slopeside.com
or 800-692-2061

A-102, D214, F321

www.vrbo.com, http://
www.findvacationrentals.com/6971

A201, A202, B203, C107, C207, G228

Beech Mountain Chalet Rentals, lodging@gobeech.com
or 800-368-7404

B305

305-226-9370, e-mail: jimandmarlenem@aol.com

D212

609-646-0199 or 609-432-6301

F224--long-term rental preferred

No Smoking, No Pets

305-342-9749

K244

12 month lease preferred
\$450 per month. 772-286-2592

Two Bedroom, Two Bath

C309

FoxFire Properties
828-387-4600

D112--short term rentals only, Two Bedrooms 706-736-3031

D115

Lumpkin2@bellsouth.net

D-312, K245

actionrealty@beechmountain.com 800-258-6198

D315

770-476-1116

H132

Beech2Beech Realty--828-387-2222

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The State of North Carolina is experiencing an unprecedented drought situation. Many communities have been under mandatory water restrictions since early this summer. The Town of Beech Mountain has implemented a Stage II Water Shortage Condition in order to comply with Governor Easley's order that mandatory restrictions be put into place. The following is a list of the restrictions being imposed:

- (1) To fill the newly constructed swimming and/or wading pools or refill swimming and/or wading pools which have been drained.
- (2) To wash automobiles, trucks, trailers, boats, airplanes or any other type of mobile equipment, including commercial washing.
- (3) To wash down outside areas, such as streets, driveways, service station aprons, parking lots, office buildings, exteriors of existing or newly constructed homes or apartments, sidewalks or patios, or to use water for other similar purposes.
- (4) To use water from public or private fire hydrants for any purpose other than fire suppression or other public emergency.
- (5) To operate or introduce water into any ornamental fountain, pool or pond, or other structure making similar use of water.
- (6) To serve drinking water in restaurants, cafeterias, or other food establishments, except upon request.
- (7) To use water for any unnecessary purpose or to intentionally waste water.
- (8) All restaurants, businesses, and institutions are requested to temporarily delay new landscape work until the water shortage has ended.
- (9) To use water outside a structure for any use other than an emergency involving a fire.

All Town employees will be watching for anyone using water for any of these purposes. The Police Department will issue citations for anyone caught violating this order. Violation of this order will subject the offender to a civil penalty of \$100.