



Spring 2015



## Thank You Ed Anthony!

As you all know by now, Ed Anthony has stepped down from the Board due to personal reasons. Thank you Ed for the four years you gave to the Board, with the last two years as President.

It is Ed's vision that HBV be renovated so that it will be THE condominium where folks want to buy and live. It was his idea to change the design of the top floor to save money on redoing the hardboard shingles, and give HBV an updated look. Ed was always looking to make things better, and saving money while doing it.

Ed has given endless hours to Holiday Beech Villas. Sure, he's conducted the Board and Annual meetings, but he also gave of his time to build and paint the sample shutters—that will go on the end of each building—so that the Board could make a decision on the colors; he came to HBV from Florida numerous times to HBV just for a weekend to meet with the builder working on the buildings; and to take care of other issues. He stayed in contact with Renée on an almost daily basis, to make sure all was going smoothly at HBV, always asking if there was anything she needed help with.

The time that Ed has given to HBV, the vision that he brought to the Board are just a few of the reasons that HBV is in a better place due to Ed Anthony. Thank you Ed, for everything.

## HBV'S Interim President

Introducing Mark Deasaro, H332. Mark has agreed to fill in as the interim President of Holiday Beech Villas. Mark hopes to continue the work that Ed began at HBV.

Here are some of Mark's credentials:

- Was the President of his union, which had about 1000 members and a budget of over \$400,000 for over six years
- Sat on a Pension board for over 10 years
- Led a statewide organization for over 4 years which provided training for detectives
- Has been an adjunct Instructor with St. Petersburg College for almost 20 years
- Been involved with law enforcement since 1980.
- Has also owned numerous rental properties, purchased foreclosures and done many small home rehabs throughout the years.

Mark and his wife, Leslie, bought their unit almost 5 years ago. In fact, they brought along their friends, Ed and Kathy Anthony, with them on one of their first trips to Beech, where Ed and Kathy turned around and bought their unit.



## Winter at Holiday Beech Villas . . .

Now that winter is almost over, we can look back and review what went on around HBV.

Thankfully we didn't get that much snow. So far the total is—because we all know that a big snowfall in April is not unusual—68.7 inches. Compared to past years, that's fairly low. The good thing about that is we didn't spend as

much as we budgeted for snow removal.

The temperatures varied:

November—12 days below freezing, two of those days were in the teens, and two days in the single digits.

December—13 days below freezing, two of those days were in the teens.

January—20 days below freezing, six days were in the teens, and two days in the single digits.

February—21 days below freezing, nine days in the teens; two days in the single digits; and two days below zero.

March—four days below zero; one day in the teens; and no single digits, but we had 4 inches of snow on the 28th.

And, here we are in April, where the weather is Spring-like and the flowers are ready to bloom.

Now that you know how the winter was, you'll understand what was needed to protect your unit. We frequently went into all units to increase the heat on those days when we were in the low teens to single digits to ensure that water was dripping, which helps stop the pipes from freezing.

Sometimes you can do all the right things, but stuff just happens. In January we had an unlucky Saturday when a pipe froze and burst in the ceiling of H132. We were lucky that a realtor was showing the unit next to it, H133, and noticed there was some water on that unit's floor. After his phone call, we were able to turn off the water within a short period of time. Unfortunately, in that time unit H132 was 97% ruined, plus floors were ruined in two bedrooms and two bathrooms in H133. Our insurance deductible is \$10,000. When all was said and done, we received \$20,989.30 from the insurance company, and we paid \$10,000.00.


So, when February hit with the harshest temperatures this year, and the two weeks where the temps were in the teens and below, the heat was cranked up in all unoccupied units and the clubhouse. We were going in to all these units on a daily, or every other day, basis to make sure there were no frozen pipes.

We encountered frozen pipes at the main line at the A building on two separate occasions, where the Town was responsible for thawing those out. We had a leak in the ceiling of C209, which caused minimal damage, that we had to repair; frozen pipes in C107, D112, F324, and in the crawlspace at the H building. Thankfully these instances did not cause any damage due to the "babysitting" of the pipes by checking them every couple hours.

It was a pricey winter with the expense of the H units repair, the checking of units and, of course, the heating bills. Along with the Association bills, each homeowner undoubtedly saw an increase in their power bills. But, better to pay that for a couple months than find that your unit is unusable due to water damage and the expense that goes toward that kind of event.

Now that Spring and Summer are on the way, regular maintenance will begin with the cleaning of the gutters and at the same time the pressure washing of front and back decks and stairs; and when all is dry, the sealing of all. We'll begin the cleaning up of the debris on the grounds from the trees and the cleaning up of leaves on and under the walkways. We've made it through another winter and looking forward to warmer days of Spring.





## Holiday Beech Villas Gazette



## What's Happenin' Around Beech Mountain This Spring

### **Town Birthday & Arbor Day Party: Fri, May 1, 5:30pm - 6:30pm**

The Town celebrates 34 years on Friday, 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.

### **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. Thank you in advance for welcoming our guests and helping them have a safe, exciting adventure on Beech.

[www.beechmountainmetric.org](http://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](http://www.beechmountainmetric.org). Volunteers are needed for this event and training ride. Please contact the Buckeye Recreation Center if you are interested in volunteering.

### **Grand Opening Emerald Outback Adventure Trail: Sat, June 6, 9am - Sun, June 7, 5pm**

Beech Mountain is excited to announce our Grand Opening of the Emerald Outback Adventure Trail.

### **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. For more information please call 828-387-3003.

### **A Cool 5 Race: Sat, June 20, 9am**

A Cool 5 Weekend will be held June 19 - 21, 2015 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. Below, please find a preliminary schedule of events. We will be adding other exciting activities, so keep checking this website. Please feel free to give us a call for more information. (828) 387-3003.


 Holiday Beech Villas Gazette

## What's Happenin' Around Beech Mountain This Summer

### **Kidido Fishing Derby: Sat, June 27, 8am plus Open House at Fire Station #2**

Come compete in our annual Beech Mountain Kids Fishing Derby. Try for the biggest fish, the most fish and more! The NC Wildlife Resource Commission will be present with their mobile aquarium to teach us about our waterways and the wildlife in them to add to the fun. Competition is for children 12 and under, and no fishing license is required..

Held on Beech Mountain in late June, this annual event is open to all children ages 4 to 12 (under 10 must have adult supervision). The fishing derby is free and is sponsored by the member businesses that comprise the Beech Mountain Chamber of Commerce.

Prizes and trophies are awarded for boys and girls who catch the first trout, largest trout, heaviest trout, and the first to catch the limit of 4 trout. Just bring your fishing gear and favorite bait.

Registration is at 8 AM and the derby begins at 9 AM. Call the Beech Mountain Chamber of Commerce at (828) 387-9283 for additional information.



### **July 4th Independence Day Picnic 47th Annual Roasting of the Hog**

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 wont want to miss! The roasting will take place Saturday July 4th, 2015 at 6pm. For more information, or to inquire about purchasing tickets, please call 828-387-9283.

### **July 12th Veterans' Celebration**

### **July 17-19th Bikes, Brews and Views Fest**

Join us Saturday, July 17, 2015, from 3-7 p.m. for our second annual Brews N' Views Beer Festival. Beech Mountain Resort and will host the event in conjunction with the 2012 USAC Gravity Nationals. Enjoy a sampling of craft brews while watching professionals defy gravity. Last year featured over 30 different brews, many from North Carolina, including: Boone Brewing, Old Hickory Brewery, Kind Beers, Natty Greene, and Sweet Josie. Activities will be provided for all ages, including live music and games throughout the afternoon. This is one you won't want to miss! Shuttles will be provided throughout Beech Mountain, including multiple musical acts, beer tasting, dual slalom, and many more surprises for the Grand Opening of Beech Mountain Resort's Bike Park.

### **July 18th Town Hall Street Dance**

### **July 25th Buckeye Regatta, Bonfire & Dance**

### **August 1st Crafts on the Green**

### **August 1-2nd Fire Department Tennis & Golf Tournaments**

### **August 15th Town Hall Street Dance**

### **September 5-6th Mile High Kite & Craft Fest**

### **October 3rd Munchkinland Family Adventure**

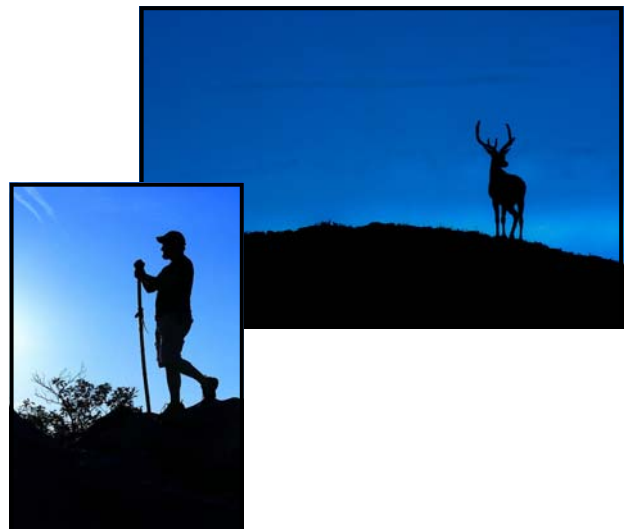
### **October 3rd-4th Autumn at Oz**

### **October 10th Leaf-Lookers Hayride**

### **October 30th Halloween Celebration**

### **ALL YEAR**

Buckeye Recreation Center Guided Hikes ALL SUMMER: Concerts, Scenic Lift Rides, Disc Golf, Fishing, Hiking, Mountain Biking, Canoeing



## Holiday Beech Villas Gazette



### 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](mailto:hbvillas@skybest.com).

## What's Next At HBV

### 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. Then we had to pay someone extra to pick up trash. So, not only are we paying the Town to pick up the garbage, but to-date we have spent over \$1,500 to pick up that extra trash. We were hoping that we could get Republic Services to provide us with bear resistant dumpsters and remove our trash, for about the same cost as we were paying the Town. Unfortunately, it doesn't seem that will work out. Our next option is to purchase a bear resistant dumpster from a company on the web, [www.bearicuda.com](http://www.bearicuda.com). We can purchase a dumpster a little larger than the one we had, with delivery to the top of Beech (they can't bring to HBV) for approximately \$4,000.00. Then we have to get it from the top of the mountain to HBV.

When we get the new dumpster, we are hoping to place it across the street from the clubhouse on a strip of land that we own, and placing a fence around it. This has to be approved by the Planning Board, with a full explanation of what we want to do, with accompanying drawings.

### Special Assessment

The Board is meeting on April 25 (the agenda is forthcoming). The main topic of that agenda will be the next Special Assessment, which will begin August 1. We are planning on doing the K building next, at the cost of approximately \$135,000.00. The Board will be getting information from the bank regarding a construction loan and the terms in paying off this loan; finding out about continuing getting loans as each building is complete; and how long we would have to pay off said loans.

When the Board makes their decision at this meeting, you will be notified on April 28 what that decision is, and how much the new assessment will be.

## Welcome New Homeowners

We have a new homeowners in A202, Bob Goldberg in C207 and F123, Donna Folkert C309, Jeff Hardin in F222, Jeanene Grant McColl in F322, Dona and Jeff Gray in H332. We hope you enjoy your new home and Welcome to Holiday Beech Villas!