
THE HBV GAZETTE

Volume 4, Issue 2

Holiday Beech Villas Condominium Association

September 2005

President's Message

Greetings fellow homeowners! Holiday Beech is revealing the sparkle from the recent polishing of this special gem of a community. Your board has concentrated over the past two years on putting our financial house in order, developing human resources and management procedures and policies. We have accomplished many of our goals in regard to the structural and cosmetic condition of our buildings and grounds. Renee Castiglione, our office manager and Jim Frye our maintenance coordinator have joined our efforts with enthusiasm and commitment to excellence. A million thanks to both!

Since, we have concentrated so hard on accomplishing these goals, we have not stopped to have fun! So, we have several of our board members who are planning some community activities. We know this is important, since we have many new owners and we are anxious to welcome them to this wonderful and special place on Beech Mountain and to see our homeowners who have been a part of Holiday Beech Villas for years, a few since the creation of Holiday Beech. We also encourage homeowners to attend our board meetings. I look forward to seeing you soon!

New Recreation Center on Beech

The Town is in the process of completing the new Recreation Center down by Buckeye Lake. The Grand Opening is scheduled for the Thanksgiving Weekend.

It will have an indoor tennis and basketball court. It also has a meeting/social room, with a catering kitchen, that you can rent. It will have top-of-the-line workout equipment and a "living room" where you can sit in front of the fireplace and read a book, go online or watch TV.

While you workout, play tennis or basketball, there will be a supervised playroom so you don't have to worry about the young 'uns.

As a resident of Beech Mountain, the cost for a family to join and have use of everything at the Center is \$150. That includes tennis, fitness, gym, walking track and kids playroom.

An individual membership is \$75 with all the same amenities.

But, if you don't want to join and just enjoy the facilities for a day, the Daily Usage fee for a resident is \$2.00 for the gym, walking track and indoor kids playroom

As a resident, on a Daily Usage basis, you can play tennis for 1½ hr. for \$5.00 per person and use the Fitness center for \$5.00 per person. ☺

Maintenance, Grounds and Structural Improvements Full Force at HBV

Progress is moving ahead like a steam locomotive, thanks to the coordination of the board, the excellent work of our maintenance crews, the support of homeowners and the resources available from the assessment.

We invite all homeowners who have not visited since the annual meeting to see the many accomplishments. The asphalt aprons to all roads and K parking look great. They have decreased maintenance of roads and sustained massive rainfall, very well. Progress continues on improvements to front decks with B building completed and E and G next on the schedule. We hope that all buildings will be completed by the end of 2006. All bottom walls are being cut down as much as possible, prepared and painted beige to match the siding.

All the front of buildings will have soffits to bottom of top floor to redirect water and improve the appearance.

The grounds crew has done an excellent job in helping us identify ways to cut costs on mowing and many areas have been naturalized. New retaining rocks, landscape timbers and shrubs have improved the parking areas.

Beautification projects by the committee and homeowners have made many barren areas bloom with color.

Lighting improvements continue to the public areas with new coach lights and flood lights.

Plumbing improvements are now in place where water cutoffs are accessible in all buildings in case of emergency (there is a diagram of where these cut-offs are in the Clubhouse.)

We now have a large storage shed where we can consolidate all building materials and maintain the appearance of the association during the ongoing improvements.

New homeowners are discovering what we have known all along—that HBV is the best value in condominium ownership on the mountain.

Other associations are wondering how we, at HBV, have been able to make our renewal a reality. We continue to strive for process improvements and welcome your feedback and suggestions.

Thanks to all our supporters for the great partnership and team work. ☺

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Make Our Wishes Come True

Many homeowners have inquired as to how they may help with HBV's renewal. One area that sets our association apart is the beautiful views and grounds and our accessible prime location next to Ski Beech.

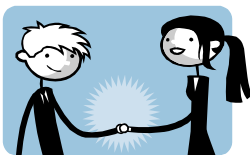


Our wish list includes donated funds for the beautification committee to continue to purchase planting and landscaping materials. We also can take donations of plants, shrubs, potting soil, pots, fertilizer, fall bulbs and decorative low voltage lighting.

Our new storage shed can be used for extra ground's material storage. We would love to place some weather proof park benches in common areas and the clubhouse to allow homeowners and visitors to sit after a stroll and enjoy the beauty of our association. Volunteers are needed for our annual fall planting party and BBQ, scheduled for October 29.

Lastly, we would like to place a new sign by the entrance at the corner of Village and Beech Mountain Parkway. We have chosen to place our resources into priority areas identified by the structural assessment and our funds for grounds improvement are limited.

Contact Renee at the office for specifications before purchasing items or to donate funds to help make our wishes come true. ☺



Good Neighbors Make Us Smile

One of the challenges of association living is expressing our individual needs in a communal living environment. Our value of diversity challenges us to be respectful and tolerant of differences in order to create a sense of one community.

Good neighbors are aware that their behavior may impact others and take time to be considerate, neat, kind and patient. Unlike other associations, HBV does not have a long list of "shoulds", "don'ts" and regulations that create a restrictive environment of vigilance. Self regulation is essential to maintain a community where everyone is welcomed and appreciated. Concerns about inappropriate neighborly behavior should be respectfully addressed directly with the neighbor first. Notify the office if these issues cannot be resolved in a neighborly

manner. In order to get along with others common sense, good manners and discretion are the rules.

Here are others to consider:

- Per Town of Beech Mountain Ordinance, **no grills** are allowed on multi-family wood decks
- Please keep pets on a leash or in direct control of homeowner. Large or aggressive dogs must never be allowed to run loose since they create a potential hazard to others
- Do not curb your dog in public areas. Take your pet off property or assure that you remove all animal waste
- Do everything in your power to control the noise level from your unit especially early in the morning, late in the evening or at night. Be aware that sounds like barking, loud talking, speaking on the telephone, music and TV can carry far and wide
- Do not block driveways or park in "no parking" areas. Loading and unloading is permitted in front of units but a clear path should be available at all times. Pay attention to handicapped parking or emergency vehicle parking only
- Dispose of trash properly. Bag kitchen waste to keep wild animals from scattering it outside the dumpsters. Please recycle when possible. Pick up trash in public areas as soon as you see it instead of leaving it for others
- Keep in mind the appearance of your balconies to others. Do not use balconies for storage or hanging clothes. Remember that others may have a birds-eye view of your balcony and be offended by clutter. Storage units are conveniently available at the base of Beech and in Banner Elk from reputable companies for a small fee
- Do not block public walkways or stairs with personal items or vehicles
- Keep your vehicle in good repair. Be aware of fluid leaks and other environmental hazards and correct these promptly. Do not use parking areas for mechanical repairs or maintenance of vehicle
- Notify the association before you undertake any repairs to the outside of your units. No unauthorized repairs are allowed to public areas
- No tree may be cut, or trimmed without notifying the association and following the rules set by the town. Topping of trees is strictly forbidden and will result in a fine

Return the clubhouse and laundry facilities to a neat, clean and orderly condition after using ☺

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Treasurer's Report



The office is now using QuickBooks to improve on our financial processes and reporting. All records should be operational in this new program by the end of October.

Homeowners are reminded that the next assessment payment is due the first of October. A letter will be sent to all homeowners (included in this packet) explaining the process for late payment due to recent confusion and clarification from our attorney. We currently have four delinquent accounts and these homeowners have been notified of the process for assuring that these are paid promptly. The board appreciates all homeowners who consistently pay their monthly dues and special assessment on time. Timely receipts of funds enable the board to continue its progress in the renewal of HBV. ☺

Results from Your Survey

The results from the survey are in. A total of 30 of 88 Survey's were returned. 34% of homeowners returned their survey.



The association's mission, vision, and values statement is reflective of the homeowner's interests in the association.

70 % Strongly agree, 30% Agree

The board of directors executes its responsibilities diligently according to the bylaws and rules of procedure.

53% Strongly agree, 43% Agree, 3% Disagree

The association manages community areas satisfactorily.

30% Strongly agree, 63% Agree, 3% Disagree, 3% Strongly disagree

The association makes decisions to best maintain the value of the property.

45% Strongly, 45% Agree, 7% Disagree

The association has processes in place and plans activities to develop a sense of community.

34% Strongly agree, 59% Agree, 7% Disagree

The association maintains fiscal responsibility and accountability and provides fiscal services to the membership.

41% Strongly agree, 55% Agree, 3% Disagree

The administrative and clerical services provided are sufficient to meet the needs of the association and its members.

30% Strongly agree, 56% Agree, 13% Disagree

The property is maintained and maintenance needs are addressed according to priority, financial resources available and completed in a timely manner.

30% Strongly agree, 53% Agree, 13% Disagree, 3% Strongly disagree

The grounds and roads are maintained adequately for safety and appearance according to priority, financial resources available and needs are completed in a timely manner according to seasonal requirements.

30% Strongly agree, 47% Agree, 23% Disagree

The board adheres to legal, ethical and regulatory standards for community associations according to the association bylaws.

56% Strongly agree, 37% Agree, 7% Disagree

Comments will remain anonymous:

Generally, [my wife] and I wholeheartedly support all of the recent decisions regarding maintenance, by the president and the board. Where we disagree is the roads and the need to provide curbs and drainage structures. **The roads should be paved.** Whatever it costs, all of us will gain twofold or more, in the increase in value of our units. Units like HBV sell anywhere in the mountains for \$65K, for 1 bedroom, and \$85 - \$95K for a 2 bedroom. It is mainly the lack of paving, curbs and drainage keeping our values low.

As a note to the above comment: As you can see by reading the newsletter, all driveway aprons were paved.

Comments:

Regarding number 8—has not been our experience with our units. Regarding number 9—grounds are not up to the standards of comparable communities.

Regarding number 8—not sure if it's completed in a timely manner. Regarding number 9—not sure about the roads and driveways.

Considering the age of the HBV structures, the Board has done well to manage the general fund so that we are not hit with "assessments." How much you earn (e.g., \$125.00 per month maintenance fee) is not as important as how you manage your expenditures.

We appreciate the Board's openness to the installation of suitable French doors on units. Sliding glass doors are problematic in the long run.



Painting of Building K never been completed. Front door has not been painted in years. Window sills are peeling and the over hang is peeling. Railings not secure. Deck boards need replacing. Second floor ceiling has not been replaced. I have been assessed \$4500 (\$16,500 for K Building) and feel I am paying for everyone's problems "but Building K."

Regarding number 8—I feel maintenance needs are not addressed according to priority. I feel Building K is ignored on many items.

Regarding number 8—A specific unit has been forgotten.

I was told 1 1/2 years ago that the entrance road to B Building was going to be made less steep. Guests that have stayed in the winter complain about how hard it is to get up the driveway to get to the building parking area; and I have had trouble with it also! If it hasn't been done yet, could you let me know when it will be done?

Regarding number 7—need **more** administrative/office **hours**. Hopefully, Renée will be better than the college students. It's good to hear the confidence the board has in Renée. Regarding number 9—road drainage is sometimes a problem with heavy rains sometimes washing out portion of the road/drives (addressed this in the meeting.)

I am selling my unit due to all the increases, I could barely afford it before and now it way beyond my means. It has also become a complex for a few people and those people rule the roost. I don't like people who gossip nor take things that were meant for someone else, I just want out!

Regarding number 9—I disagree because the small parking space we have for Building E has been damage and not repair. Is very dangerous to park there at night. It is not a guard to know how far you can go—and I have a request a light on that parking space. At night time is so dark you don't know what animal or what you are going to see and also is you are going down the side. A light was added on my floor right in front of my front door. Now my apartment is light up all night long. What we really need is those light that was originally on the side of the step that light up going up. ☺

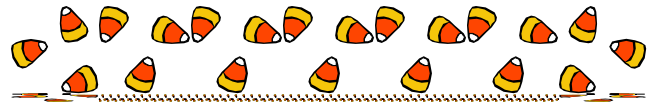


Fall Planting Day is Set

Mark your calendars!

The Fall Planting and Hotdog Cookout will be on October 29.

Come on up and check out the Fall colors in the High Country and help make HBV beautiful!

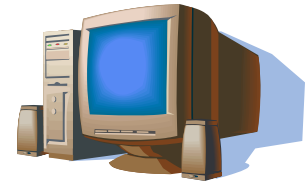


What's Going On In The Office

There is a bulletin board at the clubhouse for you to sell your "stuff." If you have items you'd like to sell, come on in and put up a notice.

If you want to sell your unit, or are interested in buying another unit here at HBV, call Renée at the office at 828-387-4740

and let her know. She sometimes gets calls from interested buyers or sellers. ☺



Do you want to get this quarterly newsletter by e-mail?

If you do, then e-mail Renée at hbvillas@skybest.com and let her know.

Don't forget to check out the website!!! It will be getting updated on a regular basis, with an update of maintenance issues, newsletters, minutes of Board Meetings and anything else you'd like to see.