

HAPPY
HANUKKAH

Merry
Christmas



HBV Gazette

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message

I would like to wish you a Happy Hanukkah and a Very Merry Christmas. Hard to believe it's that time of year already.

Holiday Beech Villas has been busy this summer. To name a few projects we have accomplished:

- In the past few years, due to limited finances, we hadn't been able to protect our decks by pressure washing and staining all decks at HBV. But, since the dues increase we were able to hire an outside company to complete all the pressure washing to all decks, front and back. After that was complete, our maintenance person, John Fuller, went back and sealed all the decks with Thompson Water Sealer.
- We installed mailboxes for those homeowners requesting them. After a few misunderstandings with the mailman, this has worked out very well.
- This fall we also were able to purchase a powerful leaf blower. John blew leaves numerous times in October trying to rid our gutters and property of all the fallen leaves.
- To ensure the security of our clubhouse, we invested in a reasonably priced security system that John was able to install.

Our renovation of the K building is moving along quickly and, weather permitting, should be complete well before the contractual deadline of March 1, 2016.

Even though winter is upon us, the temperatures on Beech Mountain, and the surrounding area, has been unseasonably warm. Hopefully the weather will change so at the very least the ski slopes may continue blowing snow for a successful winter season for Beech Mountain and to all who rent their units this time of year. In the meantime, we continue to be vigilant with our winterization of the buildings and units, expecting the arrival of winter sooner, rather than later.

We have a new Board Member. His name is Dennis Ley of K344. Dennis, and his wife Pamela, are also new homeowners. Dennis is employed with the Boone Fire

Dept. and holds the position of Fire Captain. Dennis is a welcome addition to our Board.

Congratulations to Renée on being our newly elected Town Council member.

I'm excited about the progress we are making at Holiday Beech Villas. I wish each of you a safe and happy holiday and a healthy and prosperous New Year.

Mark Deasaro
President

Lets Welcome Our New Neighbors

We have four new neighbors at Holiday Beech.

D214—Lu Sperkacz

Lu comes to us from Florida and is now working at our Police Department as a dispatcher. Lu works the night shift and is keeping a close eye on Beech Mountain and Holiday Beech Villas 24/7.

F221—Alex Riera

Alex is a Miami native. He currently works for Douglas Elliman Real Estate in their Development Marketing Department as a Senior Marketing Director. He speaks fluent Spanish, has a working proficiency in Portuguese and in basic French! Alex is also a licensed Real Estate Sales Associate in the State of Florida.

G129—Drew Kilburn

Drew is new to Beech Mountain and is enjoying being up here and at Holiday Beech Villas.

K144—Jeanette Greene

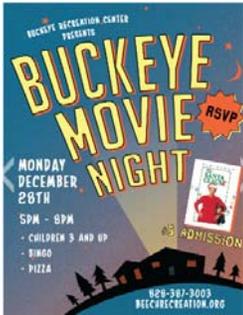
Jeanette is originally from the Charlotte, NC area and has always wanted a 'little place' in the NC mountains. She has two grown children and a 5 year old grandson and she is enjoying the condo at HBV very much. She feels that Beech Mountain is such a beautiful area and she has met the nicest people. She looks forward to retiring in the next 4-5 years and will be spending a lot more time here for sure.

K344—Pam and Dennis Ley

Dennis and Pam have two children; a son Taylor (age 20) and daughter Kayli (age 16). They are updating their unit and will be considered a full time resident.

What's Going on at Beech this Winter

Please Call Buckeye Recreation Center at 828-387-3003 for additional information



Buckeye Movie Night

ATTENTION ALL PARENTS! Plan your DATE NIGHT now. Buckeye Recreation will be hosting a KID only movie night on Monday December 28th from 5-8pm. This evening is to provide fun for kids 3 and up with games, pizza and a movie. We will be showing Disney's "The Santa Clause". Admission is \$5 per/child. Please give us a call to RSVP. 828-387-3003. We look forward to hearing from you.



Sledding Hill

The Sledding hill is normally open 9 a.m. to 5 p.m. on weekends and holidays; and 1 to 5 p.m. on weekdays, depending on current weather conditions. The free sled run is located next to the town's visitors center and provides good sledding conditions with a combination of natural and man-made snow. The Sledding Hill is operated by Beech Mountain Parks & Recreation Department daily throughout the winter (weather permitting) with safety personnel on duty. A loud speaker plays music and hot chocolate is available at nearby restaurants.



December 19th—Breakfast With Mrs. Claus 9 - 11 am

We know Mrs. Claus bakes great cookies... but did you know she makes awesome pancakes, too? Come and sample some holiday pancakes and listen to Mrs. Claus read Christmas stories by the Buckeye Rec Center fireplace. Breakfast is free, but donations are appreciated. Please RSVP so Mrs. Claus knows how many pancakes to make. 828-387-3003.

December 19th—Yule Log Celebration (weather permitting) 5 - 6 pm

Sip some hot chocolate or cider and warm yourself by the Famous Brick Oven Bonfire pit. Then, board a hay wagon and tour Beech Mountain by Starlight! Please park in the Sledding Hill parking lot and remember to dress warmly for this free outdoor event.



New Year's Eve Celebration 5—8 pm

Why wait until midnight to celebrate? You and your family are invited to Buckeye Recreation Center's Family Fest. The party starts on Thursday December 31st. We provide all the fixings including food, games, DJ music, BOUNCEHOUSE, and the most crucial element, a kid-friendly countdown, which will have you back home before 9pm. It is time to ring in the New Year, the Buckeye way!

Angel Tree at Buckeye Recreation Center

This Holiday season come by Buckeye Recreation Center and select a tag from our Angel Tree. Help children in our area have a great Christmas by providing gifts for those in need.



Treasurer's Report

At the end of November, we had \$3,354.52 in Homeowner's delinquents for the current fiscal year. From the last fiscal year, there is an additional \$5,147.00 delinquent. The majority of this delinquent amount is due to one unit foreclosure and one other unit. The bank for the one foreclosure has started paying dues in September. For the other unit, foreclosure by the Association will be considered.

For the K building assessment, to-date, \$47,800.87 has been received. We have used on our loan for the K building expended \$70,000.00 on

our loan from the bank. We have paid a total of \$575.00 in interest, and have paid back \$10,000 to the principal.

We have \$3,511.13 in delinquents for the current Special Assessment and \$2,250.00 from last year's Assessment due to the units previously mentioned.

An additional \$5,000.00 was used from our line of credit as a partial payment for part of the roof at the F building. The remaining balance of \$5,000.00 will be due in March. Our balance due for the line of credit is now \$39,500. We have paid \$1,792.88 in interest, and continue to pay \$1000.00 - \$2000.00 each month

toward the principal.

Our reserve account has a balance of \$10,275.06, and continue to put \$1000.00 - \$2000.00 each month in to this account.

Also, to ensure we don't have an incident like we did earlier this year with checks being stolen and forged, we have started using a check writing software where we print our checks on blank check paper. Therefore, there are no checks to steal and forge.

If you are interested in receiving a financial report every month, please contact Renée at the office (828-387-4740) or e-mail her at hbvillas@skybest.com.

K Building Renovation

The K building renovation is on track to finish by the deadline of March 1, 2016. If the good weather holds up, the contractor is hoping to finish before that time.

Here's where we are:

New stairs were built to be safer while accessing the first and third floor units. The second floor landing was raised and secured, removing two awkward and dangerous steps, so that it is now level with the parking area and handicap accessible.

The building has been prepped for the vinyl siding. The only areas that haven't been prepped are the gable ends of the second floor. They will be the last to be prepped and finished.

Once all the vinyl siding and shingles installation is complete, the process of installing the new railings system will begin.

Due to major rotting and leakage of the overhang on the existing roof, a new roof will be installed this month. This expenditure is not part of the original assessment. The roofer stated that we could pay him in April. We will be able to accumulate those funds from our Homeowner's dues, Reserve Fund and Credit line within that timeframe.



First Floor

During the prepping stage, headers and thresholds were repaired for the first floor sliding glass doors. The vinyl has been completely installed all around the first floor.

Continued on next page

K Building Renovation Continued



Second Floor

During the prepping stage, headers and thresholds have been repaired for the second floor sliding glass doors. A side window will be replaced on the second floor, at homeowner's expense. The vinyl siding was installed in the front and the back.

Third Floor

During the prepping stage, headers, thresholds and sub-flooring have been repaired for the top floor sliding glass doors. All windows and doors for the top floor units were replaced at homeowner's expense. The vinyl siding has been installed on the gable ends of the top floor. The left side deck of the top floor had to be jacked-up due to it being installed on a boulder and over the years had moved. New deck boards are being installed on the front and back decks.



Need to Get Rid of Plates, Glasses and Coffee Cups?

Apparently, over time our plates, glasses and coffee cups have grown legs and walked out of the clubhouse. Our inventory has diminished greatly. So, if you have any of these items that you would like to donate to the clubhouse, just drop them off on the kitchen counter and Renée will put them away.



Woolly Worm Festival Winter Predictions

The winning woolly worm at this year's Woolly Worm Festival says you might not need to pull out all of your wool sweaters and jackets for at least part of this winter.

Twinkle Toes won the worm race this weekend at the 38th annual event and earned the honor of making the prediction. Twinkle Toes is owned by Rebecca Perree, from West Palm Beach, Florida who trained the worm herself.

Twinkle Toes predicts that we are in for a fairly mild winter after an initial three weeks of very cold and snowy conditions.

Here is a week by week look at the worm's prediction:

Weeks one to three: Very cold and snowy

Weeks four to five: Normal temperatures, little snow

Week six: Normal temperatures, no snow

Weeks seven to nine: Normal temperatures, little snow

Weeks 10-11: Warmer than average, no snow



The prediction's aren't looking too accurate right now. We've been experiencing above average temperatures up to 20 degrees higher for this time of year.



Ray's Weather Winter Fearless Forecast

Summary of the Fearless Forecast for Winter 2015-2016

As Fearless Forecasts go, this one is as bullish a forecast as we will ever make. Here you go, snow hounds! 33% greater snow than the 56-year average for the Mountains and 20% above average snow for the Foothills. Temperatures averaging 1 to 2 degrees below the long-term average. This forecast would place the Southern Appalachians in the top 20% of seasonal snowfall totals.

Location	Expected Total Snow/Ice for Winter 2015-2016
Asheville	20"
Banner Elk	67"
Beech Mountain	110"
Boone	54"
Hendersonville	15"
Hickory	9"
Independence, VA	29"
Jefferson and West Jefferson	35"
Lenoir	11"
Morganton	12"
Sparta	31"
Spruce Pine	27"
Sugar Mountain	105"
Waynesville	19"
Wilkesboro	13"