

HAPPY
HANUKKAH

Merry
Christmas



HBV Gazette

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message

I would like to wish you a Very Merry Christmas and a Happy Hanukkah.

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

- All breaker panels have been inspected and repaired.
- Chimneys have been inspected and, if needed, cleaned.
- Based on the recommendation of a structural engineer we've had to replace the back posts of the K building. This was discovered during the building inspector's review and is almost completed.
- We had water coming down behind the exterior wall of part of the 2nd floor of the G building. This was repaired and flashing and additional baseboards on the top floor were added to prevent further reoccurrence. The new wood will be painted when the temperatures allow.
- The top floor of the G building was painted, and when the weather allows we will paint the 1st and 2nd floor.
- To enhance the exterior of the C and B buildings John painted the front of the B building, while a homeowner volunteered and painted the front of the C building. We are also hoping to do the same with the E building, weather permitting.
- We will also be working on re-directing the water from the natural spring at the ABC buildings, so that the driveway will not be covered with ice this winter; to keep the foundation of the A building dry; and keep water away from unit B103.
- A Request for Bid is almost ready to be submitted to three contractors. They have one month to respond with a price. We are still hoping to begin the renovation on the F Building this spring.

I'm happy to say that the sale of units has been the best in recent history. Over the past year and a half 13 one-bedrooms and 3 two-bedrooms have sold, The sale prices are competitive to other units on Beech Mountain.

As you may know the summer and fall have been quite dry on Beech Mountain. The Town is under mandatory water restrictions edict. But, thankfully we have received rains and that has somewhat helped our situation. We ask that all homeowners and their guest abide by these water restrictions, which helps us all.

Hoping that our winter eventually comes, John has placed shovels and ice melt buckets on all floors of all buildings. We do not shovel any decks unless it is an emergency. Arrangements have been made with Matt of Mile High Landscape, who not only does our weed-whacking, but also plows when we receive at least six inches of snow. Matt will continually check our driveways for ice and put down ice melt, as needed.

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

3 Items You Didn't Think You'd Have To Hear . . .

1. Do not let your dogs use the decks as a bathroom.
2. Do not "relieve" yourself off of the decks.
3. Do not throw lit, or unlit, cigarette butts off the decks.

Yes folks, these are instances that are happening at HBV.

More shouldn't have to be said, but it needs repeating.

Cigarette butts are a fire hazard, and the other two items are unsanitary, and well, disgusting.

Owners, the conduct of your renters, whether they be full- or part-time, is your responsibility. It is up to you to ensure that these three items DO NOT happen.

What's Going on at Beech this Winter

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

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 17th—Breakfast With Mrs. Claus 10am - 12pm

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 21th—Luminary Event 5:30pm—6:30pm

Beech Mountain Parks and Recreation Department will host its first ever Luminary Decorating Event. At Buckeye Recreation Center participants will have the option to sip on eggnog and help us decorate luminaries. Decorating starts at 5:30. This event is FREE, but with limited supplies. So RSVP today by calling 828-387-3003!

December 23th—Yule Log Bonfire and Hayride

The Ol' Yule Log: Friday, Dec. 23, 5-6pm @ Famous Brick Oven Pizzeria Fire Pit (402 Beech Mtn. Parkway). Gather 'round the ol' yule log as we roast marshmallows over an open fire, sip hot cocoa, and tour the top of the Beech by hayride. Dress warm and layer up! Festivities will be held at the Famous Brick Oven Pizzeria's firepit, just across from Beech Mountain Town Hall from 5-6pm on Friday, Dec. 23. For questions about this event, please call Beech Mountain Parks and Recreation at 828.387.3003.



New Year's Eve Celebration 6—8 pm

Ring in the New Year with Beech Mountain Parks & Recreation! We'll have games and activities, food, and an (early) New Year's ball drop here at the Buckeye Recreation Center from 6-8pm, Saturday December 31. This event is geared for kids age 12 and under. For questions please call Beech Mountain Parks & Recreation at 828.387.3003.



Treasurer's Report

At the end of November, we had \$5,670.00 in Homeowner's delinquents for the current fiscal year. The majority of this delinquent amount is due to two units. The Town is in the process of a tax foreclosure on one unit. The other unit is being paid off gradually. The K building assessment has a balance due of \$1,921.13. The unit that the Town is foreclosing on is the primary delinquent account of \$1,470.00. There is also an

unrecoverable amount due to an earlier foreclosure on another unit for \$221.13. The loan for the K building was paid off in September 2016.

Our reserve account has a balance of \$15,837.50, and we continue to place \$1,000.00 - \$2,000.00 each month into this account. For the month of November, the amount that would have been used for the reserve account was applied to work for the back decks of the K building, which needed to be completely reinforced.

The balance in our checking account is \$14,922.66

The balance of the Special Assessment account is \$3,519.22. We have left this amount in the account so we may keep it open without additional fees.

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.

Pet Policy

We've had a few issues regarding dogs at HBV. We love our pets at HBV and to ensure that everyone who lives here is happy, you must be aware of certain issues. The policy below clarifies what is acceptable when having a dog at HBV.

Also, be aware that if you are new to HBV and have a dog, the dog could be barking when you are not there since they are not familiar with all the new sounds and smells. We ask that you do your best to curtail this barking.

Title: **Pets**

Purpose: **A policy to inform homeowners and their guests of items they need to be aware of if they own pets.**

Holiday Beech Villas is a pet friendly community. We ask that homeowners keep the following in mind if they have pets.

1. Please keep pets on a leash or in direct control of pet owner.
2. Large or aggressive dogs must never be allowed to run loose since they create a potential hazard to others.
3. Do not curb your dog in public areas. Take your pet off property or assure that you remove all animal waste.
4. Do everything in your power to control the barking from your unit, especially early in the morning, late in the evening or at night.
5. Animal Control will be notified to pick up animals that are loose and unsupervised within the development grounds.

Thank you for abiding by this policy.



Lets Welcome Our New Neighbors

We have new neighbors at Holiday Beech.

A101—June Recker and Walt Howard, from Deltona, FL

B304—Judith Marcum, from Yuma AZ

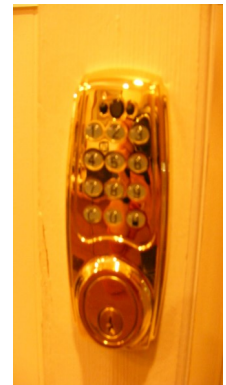
D111—Chad and Leah Duncan, from Westminster SC

F226—MK Brennan, from Charlotte NC

G130—Peggy and William Peterson, from Matthews SC

If You Rent Your Unit . . .

We highly recommend you install one of these combination locks on your door, just like what we have at the clubhouse. We've heard a number of stories about folks who rent their units, saying that someone, possibly a previous renter, was using their unit when they were not authorized to do so. We know that a renter can have a key made at Fred's or Lowes, without these stores knowing it is a rental key. Since most rentals are booked online, a renter can see when a unit is not booked. They then know they can have access to this unit at any time, unless the lock is changed, which can get expensive. If you install a combination lock you only have to change the combination after each rental, which is an easy, no cost method. Then, no one will have access to your unit without the correct combination.



You will be able to access your unit, either through the combination, or the override key (which the Association will also need to have). This type of lock will also alleviate the need to send keys to renters, where you have an extra key floating around out there somewhere. A combination lock is the easiest, least expensive way to go in the long run. If you rent through a rental agency, they can easily change the combination when the cleaning folks come and clean the unit after it has been rented. Then there are no more surprises when you come to your unit and find that someone has been using it.



Woolly Worm Festival Winter Predictions

The winning woolly worm, Hans Solo, owned by a pair of young brothers from Boone, has crept his or her way to victory at the 39th annual Woolly Worm Festival in Banner Elk on Saturday.

Siblings Reyn and Hickson Beekman were the owners of the fastest woolly worm this side of the galaxy, according to Jim Morton, founder of the famous event.

Here is Hans Solo's prediction:

Week 1 (begins December 21)

Normal temperatures with light snow.

Weeks 2-4

Below normal temperatures with accumulations of snow.

Week 5-11

Above normal temperatures with little or no snow.

Weeks 12-13

Average temperatures with light snow.



Ray's Weather Winter Fearless Forecast

Snow lovers will hope we are wrong; however, most signals at this point indicate a drier than average winter with less than average snowfall and temperatures near average. 20-25% less snow than the long-term average.

Temperatures averaging near to one degree above long-term averages. Below are forecast totals for many locations in the Southern Appalachians. (Note: The forecast snowfall total includes snow/ice falling between October 2016 and May 2017.)

Location	Expected Total Snow/Ice for Winter 2016-2017
Asheville, NC	10"
Banner Elk, NC	34"
Beech Mountain, NC	70"
Boone, NC	30"
Galax, VA	15"
Hendersonville, NC	6"
Hickory, NC	5"
Independence, VA	16"
Jefferson and West Jefferson	20"
Lenoir, NC	5"
Morganton, NC	6"
Mt. Airy, NC	9"
Old Fort, NC	6"
Sparta, NC	16"
Spruce Pine, NC	19"
Sugar Mountain, NC	70"
Waynesville, NC	9"
Wilkesboro and N. Wilkesboro	8"
Wytheville, VA	17"