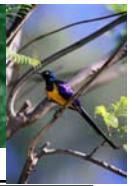




THE HBV GAZETTE



Holiday Beech Villas Condominium Association Summer 2008

Chairwoman's Message

35th ANNIVERSARY AND ANNUAL MEETING A HUGE SUCCESS!

For all of you who attended the Annual meeting, the Board extends a hearty thank you for all your input, comments and support for the work of the Board on behalf of the association. We enjoyed our 35th Anniversary celebration with lunch, cake and a champagne toast celebrating our last 35 years and wishing well for our future. We had a gift basket from Fred's to raffle off for those who donated \$10 to help defer the cost of our celebration. We raised \$240.00 and the winner of the basket was Rusty Mellette. Congratulations Rusty!

We are very excited to welcome to the Board our newest members: Howard Esko, A201, D214 and F321; Judy Fleming, D216; Fatima Hicks, G127. They all bring new talent and skills and experience which all of our board members welcome. At the Board meeting following the Annual meeting the current officers were asked and agreed to continue to serve in the same positions. Your Board consists of:

- Karen Alexander-Chairwoman
- Saul Moore-Vice-Chairman
- Yvonne Clay-Treasurer
- Jesus Hernandez-Secretary and Maintenance Coordinator
- Claude Chapman-Asst. Maintenance Coordinator
- Charlie Robinson-Legal Advisor
- Howard Esko-Insurance Advisor
- Judy Flemming-At Large
- Fatima Hicks-Archivist

We have identified some issues that need to be addressed with the D and E Buildings. We have been meeting with a contractor and will have a structural engineer evaluate the issue. Our buildings are sound and in good condition for their age and with a good plan we can continue to improve them and maintain and increase their value. We have an excellent board and crew that are approaching this issue with adequate research and are getting the best information available to make the best decision. We hope to have this problem resolved by the end of this season. We are optimistic that it will be resolved in a timely manner at a reasonable cost.

I am looking forward to the upcoming year and making Holiday Beech Villas even a better place to be.

Warmest Regards, Karen Kirks Alexander ☺

New Policies Approved by Homeowners

Thanks to all homeowners for your input and support of the new and revised Policies and Procedures for HBV at the Annual meeting. The Grounds policy was revised to include a section stating that artificial plants are not allowed on common grounds. The Billing policy was revised to exclude Holiday Beech Villas Association as a go-between for homeowner maintenance policies. The Association once paid Larry Parrish for homeowners work and then the homeowner reimbursed Holiday Beech Villas.

The homeowner will now deal directly with Larry and will pay Larry directly. A new Green policy was added concerning our environment. This policy pertains specifically to the Association, but encourages all homeowners to consider replacing old thermostats and water heaters with energy efficient appliances. This new policy can be found on the website, under HBV Policies, Homeowners Regulations. If you would like a printed copy, please contact Renée in the office. ☺

New Landscaping added to HBV

Dub Hicks and board members Fatima Hicks and Jesus Hernandez had a busy planting day in July adding landscaping to the association. The plants were purchased at the annual 1/2 prize sale at Vaughn's Nursery. Each area received some plantings, including different varieties of hostas, lilies and hydrangeas. These plants are hardy, reliable and proven for our area. Homeowners are encouraged to help water any new plants they see near their units. Anyone wanting to support additional landscaping efforts can contribute to the beautification fund or contribute plants or shrubs as those listed. Please check to make sure that any plant you want to plant yourself in established areas are recommended for the harsh climate of Beech Mountain. We also don't have anyone to water plants so we must rely on mother nature and a bit of luck to assure that these plants survive. Once established these proven varieties are mostly maintenance free. Please inform Renée if you have been active in planting or maintaining our landscape so that HBV can properly recognize and appreciate your contributions. ☺

Maintenance News

The landscape walkway between D and E building that leads to the bottom of D has been temporarily closed until repairs can be completed this season. Please use alternate staircases in middle and end of D to access the lower level until the walkway is completed.

The association has accessed units in D building to enable our crew to assess maintenance and structural needs to the back area of D building. Some of the siding and shingles have been removed to allow visualization of the framing of the building. The areas accessed are being protected with tarps when needed. You may notice that your unoccupied unit has been entered repeatedly until this issue is resolved. Every effort is made to make little disturbance to the inside of the units and to make sure all doors are locked upon leaving. The association hopes to complete all needed repairs by the end of this season to the back of D building.

A general tree trimming will be scheduled for this season. The goal is to remove limbs that are encroaching on our buildings in order to improve drying and air circulation. No topping or removal of mature trees is planned and all trimming will be in compliance with the town and HBV policies. Every effort will be made to preserve the natural appearance of the trees trimmed. A good bit of noise and tree dust is expected during this effort so please be patient as we improve our association. ☺



THE HBV GAZETTE



Holiday Beech Villas Condominium Association Summer 2008

Annual Meeting Report

The Annual Meeting was a huge success. Here are some of the happenings from that event:

- Call to Order; Karen Alexander, President
- Karen called the meeting to order, welcomed homeowners and investors and acknowledged the board. A quorum was reached by having over 52% of votes accounted for by being present or by proxy.
- Comments from the President: Karen announced that three homeowners have passed away this year and acknowledged in remembrance Joe Crist, and thanked him for his contributions to the board and generous contributions to the association over the years. A plaque in his honor hangs in the clubhouse, Also Carmen Richardson passed away after a long illness and Leslie Juriet after a battle with cancer. Coleen Werner has also been very ill and Karen asked for a moment of silence to remember and honor these residents.
- Saul Moore gave an overview history of the association. HBV became an association in 1973 although first owners started occupying the buildings in 1972. He called attention to a handout budget comparison and budget for coming year. He referred to the special assessment and said all but eleven items have been completed from the Engineers Report. Those not completed will go into a long range plan.
- Yvonne referred to audit report and stated that it was successful. The association has implemented recommendations suggested. We have had more delinquents than in the past but overall are financially stable and in balance. Renee gave more details about finances and other issues as office manager. She spoke about the underground water leak which caused increased costs for water. We also had water pressure problems in G and H. Pressure reducing lines will need to be installed in G and H at our cost. All other buildings have these in place. We may need to install some shut off valves for some buildings but are awaiting more information from the town as to their role in this. She also represents the Board at the Town Council meetings and puts a report on the web page. The Town wants to become a "Tree City USA" through the Arbor Day Foundation. To do this a tree board has to be formed and Renee has been appointed as the chairperson.
- Jesus Hernandez discussed the maintenance report. This report shows all projects completed. He explained the major projects accomplished for structural repairs, maintenance and grounds. The procedure for maintenance and the report are updated on the web. Everyone is responsible for identifying maintenance needs. A form is to be completed and given to Renee then it is brought to the maintenance coordinator who will discuss it with the board. Priorities are determined based on needs and resources so that each building gets its share of repairs and improvements. Safety issues come first then structural then cosmetic. Jesus thanked Larry Parish for all his good work.
- Tom Maudlin asked for archival information and to give these to Renee. He spoke about the damage to hemlocks and effect on trees. He announced a new shed will be

built for building materials behind A. Suggestion to work in vintage old sign with the shed.

- Karen recognized work done by homeowners and provided certificates of award and recognition. Jim Carey was recognized for creating DVD for the gala celebration. Anyone interested in a copy can contact Renee. Judy Flemming for beautification. Fatima Hicks for beautification. Sonia Prospero for beautification for D. Carol Robinson for beautification. Nick and Marlene Rossin for beautification of C. Margaret Jenkins for homeowner of the year for beautification and creating a tree fund. Tom Mauldin for serving on Board of Directors, his term is completed. Tom is taking a sabbatical but may serve again in the future. Each Board member was recognized by Karen for excelling in the mission of the Association. HBV is very fortunate to have such dedicated homeowners, board members and employee. Fatima Hicks recognized Karen Alexander for her contributions. The owners responded with applause for all.
- Homeowners issues were addressed regarding a middle staircase at the D building, noise after certain hours, more frequent inspections of units, a tree replacement fund and the paving of all parking areas.

All-in-all it was a very successful meeting and we thank all attendees and those that could not attend, but who sent in their proxy's. ☺

Homeowner of the Year

Karen presented the Homeowner of the Year Award to Margaret Jenkins for all the plantings around her unit and for having the idea of a Tree Replacement Fund. Homeowners are asked to contribute to this fund, so that when a tree dies, it may be replaced with another. This will help keep our grounds looking beautiful and add value to Holiday Beech Villas.

Margaret was not present to accept her certificate. It will be delivered to her promptly. ☺

Tree Fund Started

Margaret and Bob Jenkins have begun a tree fund to replace trees that have been lost to disease, aging or removal. A beautiful Spruce was planted to honor long time resident Joe Crist, who passed away this year. The delivery and planting of the tree was handled by the nursery and paid by the association. Contributions to this tree fund will be greatly appreciated. Please remember that no tree may be planted by a homeowner without the approval of the association as trees may impact the grounds and buildings as they mature to full size. Once a proper location has been determined for a new tree, underground lines must be identified before planting can take place. Lots of appreciation to the Jenkins for their forethought and generosity in starting this tree fund for the benefit of HBV. ☺

Inspections

Inspections of unoccupied units are scheduled bi-annually and after a major weather event. Additional inspections may be contracted with Larry Parish at the Homeowner's cost, if desired. ☺

THE HBV GAZETTE

Holiday Beech Villas Condominium Association Summer 2008

35th Anniversary Gala a Success

HBV celebrated its 35th anniversary of the founding of the Association at the July 19th Annual Meeting. Although some of the buildings began to be occupied in 1972 the association was first chartered in 1973. A nicely decorated clubhouse, tasty brunch and lunch, commemorative engraved pens and key chains, an anniversary cake and champagne toast helped to highlight the special celebration. HBV is the first condominium association built on Beech Mountain and it make us historical and significant to the development of our community. Jim Cary produced a DVD of images of HBV to help document our beloved association. A copy of the DVD and additional key chains are available from Renee for a fee. A commemorative book of archived information was available for everyone to view. The original HBV main sign is being preserved and incorporated into the building of a materials shed behind A building. Special thanks go to Renee Castiglione for organizing the celebration, Larry Parrish for setting up the room, Jim Cary for the DVD, Fatima and Dub Hicks for flowers and Karen and Henry Alexander for providing the champagne. With good planning and homeowner support we look forward to our 40th Anniversary which will be upon us in no time at all. ☺

Emergency Contact

Maintenance Coordinator and Secretary, Jesus Hernandez, has agreed to serve as emergency contact. He will be responsible for contacting Larry Parrish when a maintenance emergency is identified. This includes broken pipes, serious damage to buildings or grounds from weather events, problems which may lead to serious injuries, if not death. Examples of past emergencies included the tree falling on the clubhouse and torrential rains washing away our driveways and flooding some units. Jesus will not accept any reports for regular maintenance, as a mechanism already exists for reporting these through the HBV office and a Maintenance Request Form. Every effort will be made to address these emergencies as quickly as possible. Larry is paid extra if he reports to HBV after business hours, or on weekends and holidays so any event that can be postponed until regular business hours should be reported to the office. Larry has asked that homeowners not call him directly on his cell phone, but to go through Jesus. He will return any messages left on the office voice mail once these have been processed by Renée, if needed. Any fire emergency or anything which could lead to injury must be reported through 911. Intruders or security issues must be reported to the police. The city can also cut water off to the buildings in an emergency. You can report any other issues to Jesus at 704-609-3106. He will process these calls as soon as possible. Since emergency situations often lead to property loss, all homeowners are encouraged to keep updated insurance policies for the inside and content of their units. Also make sure that the office has a current key to your unit in case it must be entered during an emergency. The cost of a locksmith will be the responsibility of the owner if access is needed and a key is not available. Homeowners are responsible for any costs associated with emergency control and management that are not the responsibility of the

association. ☺



Treasurer's Report

The association financial position is in fine shape. As of the printing of this newsletter, one delinquent remains for the 2007—2008 fiscal year. The loan from the Special Assessment was paid off over one year early, saving money through interest payments. At this time there is over \$11,000 in the reserve account and approximately \$35,000 in the checking account.

The association is encouraging all homeowners to be “green” and to replace old water heaters with new, energy efficient water heaters to save water and energy. A homeowner will be responsible for a water bill that exceeds the normal amount caused by their faulty water heater.

We ask all our homeowners to pay their dues before the 10th of the month. Paying on time helps us all. ☺

The Results Are In!

We have 25 completed surveys returned to Holiday Beech Villas. Here are the results. Thanks for your input.

1. *The association manages community areas satisfactorily.*
56% Strongly Agree; 44% Agree
2. *The Board of Directors executes its responsibilities diligently and ethically according to the bylaws and rules of procedure and policies.*
56% Strongly Agree; 44% Agree
3. *The association's mission, vision, and values statement is reflective of the homeowner's interests in the association.*
56% Strongly Agree; 44% Agree
4. *The association makes decisions to best maintain the value of the property.*
44% Strongly Agree; 56% Agree
5. *The Board of Directors has successfully managed the Special Assessment to make significant improvements in the association.*
44% Strong Agree; 56% Agree
6. *The Board adheres to legal, ethical and regulatory standards for community associations according to the association bylaws.*
60% Strongly Agree; 40% Agree
7. *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.*
40% Strongly Agree; 60% Agree
8. *Policies that exist for the management of the association are administered and communicated in a fair, non-discriminatory manner.*
48% Strongly Agree; 48% Agree; 4% Disagree
9. *The administrative and clerical services provided are sufficient to meet the needs of the association and its members.*
68% Strongly Agree; 28% Agree; 4% Disagree
10. *The association maintains fiscal responsibility and accountability and provides fiscal services to the membership.*



THE HBV GAZETTE



Holiday Beech Villas Condominium Association Summer 2008

Feral Cats

Tom Mauldin has been catching and personally paying for the spaying and neutering of feral cats by the A, B and C Buildings. Having ferals around is a good thing as it keeps other feral cats from entering into their territory, plus they keep the rodent population under control. They do get into the dumpsters, so it is always best to make sure the dumpsters are closed when placing garbage in them. There are other cats that have not been caught to be spayed or neutered, therefore, HBV is setting up a fund to catch, spay and have rabies shots for these cats around Holiday Beech. If you are interested in helping with this issue, please contact Renée in the office. ☺

Known Units For Sale or Rent

Holiday Beech puts units for sale and rent on the website. Renée contacts all the realtors on Beech and asks them if they would like to have a unit listed with them placed on the website, with the realtors contact information. Not all realtors will respond to these e-mails and some homeowners have listed with realtors off the mountain or are selling themselves and have not contacted the office to have their unit listed. Any phone calls coming into the office about sales and rentals are referred to the website. If you would like to list your unit for sale or rent and you are not on this list, your or your realtor should contact Renée and she will place it on the web. ☺

FOR SALE

A101--\$109,000, 1 bedroom, 1 bath
Appalachian Specialty Realty 828-898-4581

A102--\$78,900, 1 bedroom, 1 bath
Your Mountain Realty 828-387-4023

B105—1 bedroom, 1 bath
Buchanan Properties 828-387-9381

C307--\$120,000, 2 bedroom, 2 bath
Call Pat Parish @ Stoney Creek Realty-828-963-8833

F121--\$81,000, 1 bedroom, 1 bath
Holland Realty 828-387-4530

F224--\$99,900, 1 bedroom, 1 bath
Sherry Garris Properties 828-898-3488

F321--\$95,000, 1 bedroom, 1 bath
Your Mountain Realty 828-387-4023

G128--\$75,000, 1 bedroom, 1 bath
662-401-0091

H132--\$72,000, 2 bedroom, 1 bath
(828) 387-3822 or 387-6357

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

FOR RENT

One Bedroom, One Bath:
A-101—Slopeside Rentals--800-692-2061

A-102—(954) 436-5547 or (954) 895-7506

A201—Beech Mountain Chalet Rentals
800-368-7404

A202—Beech Mountain Chalet Rentals

800-368-7404

B203—Beech Mountain Chalet Rentals
800-368-7404

B305—305-226-9370

C107—Beech Mountain Chalet Rentals
800-368-7404

C207—Beech Mountain Chalet Rentals
800-368-7404

C-208—Slopeside Rentals 800-692-2061

C309—FoxFire Properties Info@FoxfireRentals.com

D212—Your Mountain Realty--828-387-4023

D214, F321—(954) 436-5547 or (954) 895-7506

F224—305-342-9749

G129—Slopeside Rentals 800-692-2061

G228—Beech Mountain Chalet Rentals
800-368-7404

G229—Beech Mountain Chalet Rentals
800-368-7404

K244—772-286-2592

Two Bedroom, Two Bath:
D112—706-736-3031

D115—Lumpkin2@bellsouth.net

D-312—Action Realty 800-258-6198

D315—770-476-1116

H233—Slopeside Rentals
800-692-2061

K245—Action Realty 800-258-6198