



Spring 2012

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message

It's hard to believe that the last two winters were so harsh for the High Country, and in contrast, this past Winter was so mild. The total snow accumulation this season is approximately 45 inches, as compared to last years' 131 inches.

Thankfully our winter at HBV was uneventful. There were no unexpected occurrences or expenses.

We have accomplished much this winter and the start of this Spring season. Below are just a few items that we are working on:

- The front window of the clubhouse will be replaced. This will allow us to open the windows during the warmer months, and allow for better insulation during the colder months.
- The paved aprons at the ABC and DE driveway entrances are beginning to crumble into potholes. Larry is aware of this and will repair it as soon as the weather consistently warms up.
- Deck boards have been built and placed on the bottom cement floors of the D and B buildings. This will help our lower floor owners from walking in water and mud puddles after rain and snow. We are also planning on putting decking at the bottom level of the E building.
- While adding the decking to the bottom floor of B building, Larry observed that the stone stairs at the end of the building, by unit B106, were loose and unsafe. He built wood stairs over the existing stone stairs, now making them safe. He will add a railing when the weather warms up enough so that he can pour cement.
- George DeLaura replaced the top deck and the stairs leading to the top deck of the G building due to this structure not being safe.
- H building top deck boards were replaced, by George DeLaura, due to rotted boards. The structure of the top

deck is sound. The landing at the H building was repaired due to the deck boards and structure was "spongy" and deemed not safe.

- The roof at the H building was replaced.
- Buzz Ollis enlarged the F cul-de-sac so that the dumpsters could be moved in order to make room for Larry to push snow to an open spot and also keeping snow away from the front of the dumpsters. Boulders were also added so that a car would not accidentally slip off the edge of the cul-de-sac.
- The top deck of the B building was beginning to pull away from the band boards, which makes this deck unsafe. George DeLaura has replaced this top deck.
- George DeLaura replaced the shingles at the front, side and back of units D311 and F321.

These are but a few of the items we have accomplished this Winter season. I feel that every year we are improving Holiday Beech Villas, thereby improving the value of our investment. We have come so far in the last 10 years that was ever done in the 30 years before. I am proud of the Homeowner's for recognizing the issues that the Board has to contend with and their continued support in making Holiday Beech Villas the premier condominiums on Beech Mountain.

Our Board has their next meeting on May 5 at 9am. There are numerous items up for discussion, including policies for "For Sale" signs, the budget for the fiscal year 2012- 2013 and long term projects and how they will be funded. An agenda will be sent out to all Homeowners.

And, as always, I look forward to seeing everyone at the Annual Meeting, to be held on July 21, 2012 at 10am, where we will be celebrating our 40th Anniversary.

Karen Alexander
President

Yellow Mountain Enterprises

This is a wonderful organization that provides vocational skills for developmentally disabled adults. Two of our Homeowners, Bob and Margaret Jenkins, are heavily involved in this organization. They are asking that you go to <http://yellowmountainenterprises.org/> and click on the 2012 Step Up link to help raise money for this most deserving cause.

Major Project at the F Building

The retaining wall at the bottom floor of the F building has become very unstable due to the cement crumbling and bowing out and hitting the support posts for the upper decks. It is crumbling away in most places and because a few posts holding up the upper decks are on this wall, it must be taken down and replaced. George DeLaura, will be our contractor on this job. We'll be using the product, Interlock, for the wall which is an industry recommended product, and is specifically engineered for retaining walls.

George will be meeting with an engineer, who actually works with the Town of Boone and works with the Interlock product, in drawing out plans for this retaining wall. This plan will also help when the Inspector for the Town has to inspect the wall to make sure it is being constructed in adherence with Town ordinances and State building codes.

So you understand what will be done . . . the plan, so far, is to remove the landing in the middle of the F building leading to units F124, F125, F126, F224, F225, F226, F324, F325 and F326. This landing is very "spongy" and would need to be repaired anyway, so this would be a good time to do it, while allowing better access to the wall below. Access to these units will be from the entrance to the lower level by the parking area between the F and G buildings. The stairs going down to F121, F122 and F123 will also be replaced. This will be done at an opportune time when the stairs can be replaced VERY quickly as it is the only access to these lower units.



The upper decks will be reinforced with temporary posts, then the existing wall will be removed. The rubble from the downed wall will be removed with both manpower and a backhoe. Once the wall is removed, permanent posts will be put in place for additional support to the upper decks. We will no longer have posts supporting the upper decks on top of the retaining wall!

Additional drainage will be placed above and below the dirt/grassy bank, allowing the water to flow away from the bank and the building. To prepare for the bank being tapered down, Sherill will begin digging up plants and bushes and keeping them in good shape until he can replant them back onto the bank. We will also look for a ground cover to plant that will grow in this area to help reinforce the bank.



The new wall will be approx.. 3 - 4 ft. high, and will be built according to the engineer's plans and manufacturer's instructions.

When the wall is complete, the landing will be rebuilt with additional footers for stability. The cost of this project will be paid from the current Special Assessment for an estimated \$40,000.

This is going to be a very large, ongoing project and we ask for patience from all our F building owners.



Treasurer's Report

At the end of March, we had \$4,285.00 in Homeowners delinquents for the current fiscal year. Late fees were collected in the amount of \$505.00. From the last fiscal year, there is an additional \$1,018.00 delinquent, which is due to one unit owner. A payment plan was agreed upon with this Homeowner who has been delinquent for over a year. A claim

of lien has been placed on that unit. To date \$74,341.08 has been received for the Special Assessment fund with \$25,158.92 remaining to be paid through July 31, 2012. There is \$2,747.00 delinquent for the Special Assessment. Late fees were collected in the amount of \$485.00. Of the amount collected, \$12,236.10 has gone to pay back the credit line debt, for which we now owe \$27,444.53. The original amount we borrowed

on our credit line was \$45,000.00. We have also paid off \$14,000 for the E roof, where \$12,000 of that came from the Special Assessment.

To date, the amount in our reserve account is \$15,000.00.

For those wanting a financial report every month, please contact Renée at 828-387-4740 or e-mail at hbvillas@skybest.com.

Our Newest Maintenance Guy

You may see our new Maintenance guy working around Holiday Beech Villas. His name is Sherill (pronounced Shurl) Cordell. Our friend and maintenance guy, Will Havron, is working to get his Property Appraisal License, and has become so busy that he will no longer be able to work at HBV. So, Sherill is stepping in for him. Sherill lives in Roan Mountain, TN, and has worked on Beech Mountain for 16 years. Six of those years for Charlie Bureson (may he rest in peace) and the last 10 for Jim Brooks. Sherill is a guy who can do just about anything. He will also take on the responsibility of caring for our plants and shrubs by mulching and fertilizing as needed. We're so lucky to have him, and his two little Fox Terriers, Rascal and Pea! So when you see them, be sure to give them a big HBV Welcome!

Other Spring Projects



We always have work to do on our Holiday Beech Villas campus. To name a few, this summer we're hoping to accomplish the following projects:

- blocking off access above all outside back closets on all buildings. This space allows critters to dig into the buildings and have access to space between floors.
- continue to spray critter repellent to try to keep them away from the buildings and dumpsters.
- continued replanting of trees behind the K building to make up for all those trees lost due to Mountain Electric's tree cutting.
- purchase rope lighting to go under the stair railings of all buildings to help illuminate the stairs and outside areas (and hopefully remove existing lighting), but not cause light pollution in the area and perhaps reduce our electric bill.
- the back of C208 must be replaced due to water and rotting damage.
- freshening up the interior of the Clubhouse with a new paint job.

Of course there's much more that will crop up as the Spring and Summer go on, and Larry Parrish will be there to help us out.

And don't forget we do our bi-annual Unit Inspections in May. We'll be turning down all the heat in unoccupied units, checking for any water leaks and replacing the batteries in the smoke and carbon monoxide detectors.

What's Happenin' on Beech This Spring . . .

Beech Mountain and Grandfather Mountain Celebrate Earth Day!

When: Sunday, April 22, 11:30am-2pm
Where: Beech Mountain Kite Field
Cost: Free
Age: Family Friendly
Info: Celebrate our planet with Earth Day activities, starting with a trash pickup from the 4 Seasons at Beech up to the Town Kite Field and streetscape. We will then plant flowers to celebrate Earth's life giving plants followed by environmental educational games and activities. The day will end with a close-up interaction with our Earth's furry and feathered creatures from Grandfather Mountain. Please bring a picnic. Snacks and a Earth Day cake will be provided.



Beech Mountain Arts and Crafts Fair

When: Sunday, June 16 11am-3pm
Where: Buckeye Recreation Center
Cost: Free, Vendor Fee: \$10
Age: Family Friendly
Info: Beech Mountain is full of talented artisans and we have the event to prove it. Come out to the Beech Mountain Arts and Crafts Fair for a great time shopping for local arts and crafts. These are unique and high quality items that you can't find anywhere else, and it is all here on beautiful Beech Mountain.



Big Truck Day

When: Saturday, August 4, 10am-12pm
Where: Town Kite Field
Cost: Free
Age: Family Friendly
Info: Ever wanted to be up close to a helicopter, or a "Big Truck"? Come out and enjoy the big sights and this hands-on experience with a variety of trucks in all shapes and sizes. Don't miss this "Big" event and your fun is sure to keep on truckin'!



BJ's 6th Dog Show

When: Saturday, September 1
Time: 9am - 12pm
Where: Beech Mountain Bark Park
Cost: Registration is \$20 for 1 dog; \$30 for 2 dogs
 Free for all spectators
Age: Family Freindly
Info: Certificates and prizes will be awarded, and every dog will leave with a ribbon (even if it is "I Did My Best"). Advanced registration is available at Buckeye Rereation Center, or at the Beech Mountain Chamber of Commerce, and is encouraged. Registration is also available 1 hour prior to the event. Refreshments will be available for dogs and owners.

Town of Beech Mountain Anniversary and Arbor Day Celebration

When: Tuesday, May 1 6pm
Where: Buckeye Recreation Center
Cost: Free
Age: Family Friendly
Info: Happy Arbor Day and Happy Birthday Beech Mountain! Come celebrate with good food, good company and GREAT entertainment. The 19 time National Champions, the Bailey Mountain Cloggers will be here to celebrate with us and perform. Please bring a dish to share and any beverages you would like. We will provide iced tea, lemonade, and a birthday cake for dessert.



Sew Much Fun!

When: Friday, June 8, June 22, July 13, July 27, August 10, August 24
Time: 1pm
Where: Buckeye Recreation Center
Cost: Free
Age: 12 and Older
Info: Join your creative friends for an afternoon of sewing, handwork or quilting projects. We will share project ideas at the first meeting. Not interested in a group project? That's OK! Bring something you are working on and come for the socializing and fun!



Pottery Class

When: Session 1: June 18 and July 2
 Session 2: July 9 and July 23
Time: 9:30am
Where: Buckeye Recreation Center
Cost: \$50 per Session (Includes Instruction, Material, 2 Firings, Glazing, and Completed Pottery Piece)
Age: 8 and Older
Info: Come exercise your motor skills through the art of hand-building. Marie, our instructor, will guide you through the process of taking a lump of soft, moist clay and shaping it into a small vessel of your choice. This class consists of two sessions, two weeks apart. The first will be for making your clay piece and the second session will be for glazing it, after the bisque firing. Marie has a variety of exciting glazes for you to choose from. After glazing, your vessel will be fired once again in the kiln and your creation will become a one-of-a-kind ceramic piece!



Buckeye's Independence Day Picnic

When: Wednesday, July 4, 12-2pm
Where: Buckeye Recreation Center
Cost: Donation of your choice
Age: Family Friendly
Info: Happy Independence Day! Come celebrate our Nation with a good ole' fashioned family picnic and games. With a bounce house, relay races, yummy food and national pride, there is sure to be something for everyone in your family!



What's Happenin' on Beech This Spring . . .

Beech Mountain Contra Dance, BBQ, and Beer Garden

When: BBQ 4:30pm, Dance 5:30pm
Where: Brick Oven and the Beech Mountain Town Kite Field
Cost: Donation of your choice; Food is available at additional cost
Age: Family Friendly; Beer Garden 21+
Info: Grab your dancin' shoes and come bust a move at our first community Contra Dance. Hoot and Holler' with the caller and dance to the musical delights of the Zephr Lightning Bolts. Southern style beverages and a s'mores buffet will be offered for your delight. Not much of a dancer? A roarin' fire will be available to sit by and watch the dance. Gather your friends and family for this Appalachian style hoe-down. See you on the dance floor!



Canning with Lindy

When: Tuesday, July 24 at 9:30am
Where: The Cannery and Crepe Restaurant at 4 Seasons
Cost: \$5 per person
Age: 12 years and older
Info: Join Lindy Adams of Beech Mountain's Cannery and Crepe to learn tips and tricks for summer produce canning. Participants can bring their own produce and learn the best way to preserve it for a taste of summer all year long!



Kid's Fishing Derby

When: Saturday, June 23, 9am
Where: Lake Coffey
Cost: Free
Age: Competition is 12 and under
Info: Go fish! At Beech Mountain, you can compete in our Kids Fishing Derby. Try for the biggest fish, the most fish and more! Prizes will be awarded.



Summer Scavenger Hunt Series

Date: Week 1: June 18 - 22
 Week 2: July 16 - 20
 Week 3: August 6 - 10
Cost: Free
Age: Family Friendly
Info: Want to have an exciting summer adventure? Grab your camera and join us for our Summer Scavenger Hunt. Local flora and fauna, Beech townsmen and women, and miscellaneous items are the treasures at hand! Capture the treasures with a quick snap or your camera and earn points for each item found. Earn the most points and prizes will abound! A list of the scavenger hunt items will be posted on the website, in the Buckeye Buzz the Monday Morning of each scavenger hunt week, and will be available at Buckeye. Participants have until Friday at 4pm to submit their findings. Don't miss this adventure of a lifetime!



Trick-or-Treating, Halloween Celebration and Haunted Hayride

When: Saturday, October 27, 6pm
Where: Trick-or-Treating starts at Town Hall followed by the party and hayrides at Buckeye
Cost: Party is Free; Hayrides \$2/person
Age: Family Friendly
Info: It is that time of year again, so put on your costumes, grab your candy sack and get ready. Little ones can trick-or-treat at the local businesses, and the whole family can enjoy the festivities at Buckeye. The Party will offer food, drinks, fun games and a haunted egg hunt. For those who enjoy chills and thrills, our haunted hayride will fulfill all your spooky needs.

Community Bonfire

When: June 16, July 21, Aug 18
Time: 8pm
Where: Buckeye Lake Bonfire Pit
Cost: Free
Age: Family Friendly
Info: Join us for our Summer Community Bonfire series. Come cozy up around the fire as you roast s'mores, drink cider and cocoa, and sing along to the rhythm of the guitar string. Free food, beverages and music...what more can you ask for on a perfect summer night?!



Featured Guitarist:
 June 16- Jesse Smith
 July 21-Nick Logel
 Aug 18- Jesse Smith

Art History Made Easy & Wine Tasting

When: June 20, July 18, Aug 15 at 5pm
Where: Buckeye Recreation Center
Cost: Free
Age: 21 and older
Info: Buckeye Recreation Center has teamed up with the Beech Mountain Art Guild to bring you Art History Made Easy. Jerry Olsen, president of the BMAG, will talk about one of his favorite artists during these presentations that will be paired with a wine tasting with local wineries. He will put the artists work into a recognizable historic perspective and show examples of what makes the work notable. These programs are sure to be fun and enlightening.



What's for Sale at HBV?

Folks are always asking which units are for sale at Beech. Even though the real estate market has diminished greatly, you can still get some good buys here at Holiday Beech Villas. If you're interested or know someone who might be interested . . . Here's a listing of the units that we know are for sale. The realtors have given us permission to place their units on our website.*

These listings, with additional information, can be found on our website, www.hbvillas.org/Sales.htm

A101--\$48,500

WALK TO THE SKI VILLAGE from this level entry True ONE bedroom Holiday Beech Villa condominium Elev. 4,690. Room divider has been removed and a permanent wall added - creating a large bedroom & a large living room w/GAS log fireplace. FULL Kitchen has been recently re-designed and is all new. Dual bath access, Fully furnished, Good Rental history, BEECH MTN CLUB membership included upon payment of the transfer fee. SIZE: 600 sq.ft. EASY walk to: Destiny Inn , Fraziers, The Pizza Place, Beech Tree Inn (apres ski entertainment), Viewhaus Restaurant, Tubing, Skiing, Ice Skating & winter shopping. BEECHWOOD REALTY 828-387-4251/800-692-2061 www.slopeside.com

A202--\$78,900

Great rental units. Winter and Summer. During Ski Season, they are as close to the parking lots as walking. During the summer months, they are about 1/2 mile from the pool and tennis courts and about a mile from the Golf Course. This one has Current Beech Mountain Club. There is a \$1,000 application fee due at closing to be paid by the buyer. Just REDUCED by over \$20,000 for a quick sale.

Sherry Garris Properties 828-387-2579 www.sherrygarris.com

Please go to the following link to view the listing(s). If your email software does not support hyperlinks, copy and paste the link into the address bar of your web browser.

<http://www.navica2.net/displays/?n=390&i=982318&k=O4wFQr5>

B106--\$99,500

Very nice 2 bedroom, 2 bath condo. Remodeled kitchen and baths, nice laundry area added. Large deck with access from all rooms. Nice furnishings included. Walk to skiing. New window treatments including shutters on all windows. Great rental potential! Call Buchanan Real Estate 828-387-4261

C209--\$115,000

Ski Village two bedroom - level entry, recently refurbished, large master bedroom, two full baths, all on one level, great deck and backyard view, across the street from ski village parking lot 2 - easy walk to the village and ski slopes, great rental location, Beech Mountain Club included (\$1,000 Buyer Transfer Fee), furnished, condo association fees include: water, sewer, garbage, recycling, Direct TV (over 100 channels), snow removal, management, on-site laundry, exterior maintenance & yard work, radon test O.k. by condo assoc., water heater 3 yrs old. BEECHWOOD REALTY 828-387-4251/800-692-2061 www.slopeside.com

D115--\$110,000

This is one of the nicest units in this complex. It was re-remodeled a few years back with all ceramic tile flooring. Huge stone fireplace. The back bedrooms in the 2BR are huge and hold 2 large queen size beds with a private bath. Sold Furnished. Has Current Beech Mountain Club Membership. This unit was also double-insulated by the previous owner

Sherry Garris Properties 828-387-2579 www.sherrygarris.com

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<http://www.navica2.net/displays/?n=390&i=982325&k=zS5m>

D-116--\$72,000

This cute 1BR/1BA condo has been renovated to include new appliances, cabinets, countertops, floors, furniture, beadboard walls, washer/dryer and accessories. Being sold turnkey, you will find it hard to get something this close to the ski slopes at this price that is this cute and feels new. It would make a great rental or save it for your own getaways to Beech, where summers rarely exceed 80 degrees and winters are breathtaking. Please contact Superlative Realty, Debbie E. Canady, Broker/REALTOR* 828-387-6357 or at superrealtor0108@gmail.com

* There may be other units for sale on multiple listings, but since we do not act as a real estate agent, we do not have access to those listings.

What's for Sale at HBV? cont'd

D211--\$49,900--HAS BEEN REDUCED \$10k!!!

with a Full Club Membership

Cute and well-maintained end unit within walking distance of ski slopes. Beech Mountain Club Membership is included (buyer to pay \$1000 new application fee). Condo is being sold furnished with a few exceptions. Updated appliances (including washer and dryer) are included in sale.

D312 -- \$89,500

Two bedroom, two bath TOP FLOOR Holiday Beech Villa Condominium - adjacent to path to Ski Beech and Beech Tree Village. Excellent rental location, ALL ON ONE LEVEL, large master bedroom (11' x 17'), laundry, fully furnished, light & bright, wood burning fireplace, access to deck from both bedrooms & living room, laminate wood floors in living dining and kitchen, CONDOMINIUM association DUES cover: direct TV, water, sewer, garbage, recycling, yard and parking maintenance, snow removal and onsite management. BEECHWOOD REALTY, INC.

828-387-4251/800-692-2061 www.slopeside.com

E119--\$65,000--REDUCED PRICE

2 bedroom, 2 bath

Holland Realty 828-387-4530

E318--\$95,500

1 bedroom, 1 bath

Buchanan Realty 828-387-4261

F224--\$69,900--MAKE AN OFFER!!!! MUST SELL!

This is one of the most convenient set of condos on the mountain. They are as close as parking to the Ski Resort and about 1/2 a mile to the Beech Mountain Club (which is where the pool, tennis courts, fitness center and pavilion are that belong to club members. This unit has current Beech Mountain Club which will transfer to Buyer at closing. There is a \$1,000 transfer at closing to be paid by the buyer.

Sherry Garris Properties 828-387-2579 www.sherrygarris.com or call 561-734-0722

Please go to the following link to view the listing(s). If your email software does not support hyperlinks, copy and paste the link into the address bar of your web browser.

<http://www.navica2.net/displays/?n=390&i=982323&k=X2jpry>

G128--\$58,000--REDUCED PRICE!!!

1 bedroom, 1 bath

662-401-0091

G129--\$42,500

One bedroom Holiday Beech Villa Condominium, level entry from parking lot, easy walk to ski village, full kitchen, large bedroom (two double beds), large sectional sofa in living room, condo dues include: water, sewer, garbage/recycling, Direct TV 100 plus channels, laundry room, snow removal, maintenance & replacement escrow, management and yard work, great rental location, near slopes & ski village, good summer climate at 4750 foot elevation, Club membership available for about \$12,500. BEECHWOOD REALTY 828-387-4251/800-692-2061 www.slopeside.com

H133--\$75,000

2BR/2BA, 900 Sq. Ft. Club Membership.

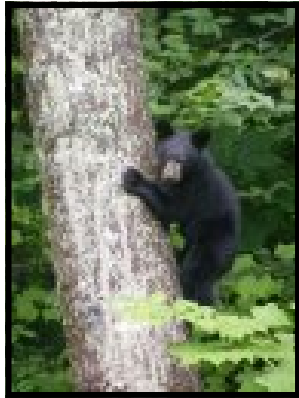
Holland Realty 828-387-4530

K344--\$63,900

One bedroom, one bath. Top floor (up one flight of stairs), super "sunrise view". Recently renovated with all new appliances, including washer/dryer. Ample paved parking; walk to slopes.

Holland Realty 828-387-4530

Bears!!!!!!!



It's Spring time and the Bears are out. We have bears all around Holiday Beech Villas. Lone bears and Mama bears with their babies (stay away from them!!!)

The reason we have so many bears around here is due to the garbage dumpsters. They are going into your dumpster and getting food out of there. They are pulling the garbage cans out of the K building receptacles and leaving the cans thrown all around, after getting the garbage.



Renée's husband, Darron, and friend at Renée's house

This could happen to YOU!
The ONLY way to prevent this is to NOT throw your garbage in the dumpster.

TAKE YOUR GARBAGE TO THE RECYCLING CENTER ACROSS