



# THE HBV GAZETTE



Holiday Beech Villas Condominium Association Spring 2009

## President's Message

It has been a cold and snowy winter at Holiday Beech Villas and to think it's not over yet. We've had a lot of snow so far. Beech Mountain's total snow, to date, is 69.7 inches as compared to Boone's 39 inches. And we're only at the beginning of March!! We usually have a good snow in April. Ray's prediction, from [www.averyweather.com](http://www.averyweather.com), for Beech Mountain is 72 inches. I don't think we're done yet with our snow plowing.

We have had numerous challenges at Holiday Beech this winter. We've had five water issues between three buildings. Out of the five, three were association issues. Only one of those entailed an insurance claim. Hopefully we're done with water issues! Thankfully Larry Parrish, our maintenance contractor, has made himself available for all of these emergencies, at all hours of the night and day. He is a wonderful asset to our community and we are lucky to have him.

This economy has been tough on all of us. Unfortunately two units, D111 and E317, are in the process of foreclosure. We have had our attorney review the matter and file a request for notice of sale on behalf of the association which would require the bank to notify the association when these units are available for sale. In doing so, we will attempt to recoup any fees that are owed to the association. With the economy in mind, Holiday Beech will have to tighten its belt this Spring, Summer and Fall and focus its maintenance budget primarily on structural and safety issues. We will continue our mission of fixing the sliding glass doors that have been affected by the settling of the buildings, as this is considered a structural matter.

I'm looking forward to seeing everyone at the next Annual Meeting, to be held on July 18.

Karen Kirks Alexander

## Community Socials and a Memorial Day Cookout

Contrary to the snow storm just experienced the first day of March, Spring is still right around the corner. Homes will be filling up, bulbs and plants will be coming alive and we all are going to want to get out and stretch.

There will be a Memorial Day Weekend party. Yes a cook out. Hot dogs and all the trimmings; chili, slaw, sauerkraut, chips and dip and dessert. For this gathering please bring your chairs, beverages of choice and your party mood. Get out, meet your neighbors and enjoy the food. We will meet on Saturday, May 23 at 3:30 pm. We hope to see you there!! Let Renée know if you can make it so we know how much food to purchase.



## Thank You, Larry!

The Board of Directors wants to thank Larry Parrish for everything he has done to help this winter season. Not only was he out there plowing when we received more than three inches of snow—which were many days—but, he was also there at 10:00 pm on a Wednesday night when he received a phone call that there was a water leak in the D building. He stayed until 2:00 am Thursday morning to make sure the water was off, the pipe was fixed and the water removal folks had come and set up their equipment. He was there on a Friday night at 6:00 pm when he received a call saying there was water pouring into unit E217. And, when it snowed 15 inches in one day, when most people were stranded where they were, he was out plowing snow for us. He even had to go back down the mountain to pick up the four gentlemen who were going to be shoveling, because they couldn't get up Beech Mountain Parkway.

Larry is always there for us when he's most needed. We are unbelievably lucky to have someone like him available to us. He is honest, reliable and has integrity when it comes to the work he does.

Thank you Larry for all you do for us!! 😊

## Electricity in Your Units

With all the water incidents we've had this winter, please remember to keep your electricity turned on and your heat at 50 degrees! We still have a couple months of cold weather and we surely want to avoid any more broken water pipes. If your heat is not on correctly and a pipe bursts, it's your responsibility. 😊

While you're up in the mountains, wouldn't you like to get together with other homeowners? How about someone putting together a card night? Or how about a movie night . . . *Casablanca*, *Star Wars*, *The Way We Were* . . . all the good movies. And if you're a reader, maybe you can start a book club. Knitters, you should join together and exchange patterns and conversation. The clubhouse is yours to use and enjoy, so take advantage of it. Reach out and host a night with your neighbors. The more we talk and visit the better and stronger our community will be.

Victoria Martin heads up HBV's Social Committee. It takes more than one person to bring a community together. If you are interested in helping out with any activity give her a call at 336-434-3516. 😊



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## Spring, Summer and Fall Maintenance

Due to budget constraints, Larry Parrish will be working part-time at Holiday Beech Villas this summer. He will be working 8 days a month on a high priority list that will be approved by the Board.

Because of this, Larry will be available for homeowners work during the summer. All work that is being done by a homeowner will be between Larry and that homeowner.

You may fill out a Maintenance Request Form for all work. At that time it will be determined if the request is homeowner work or association work. If it is homeowner work Larry will be in touch with the homeowner. If it is association work, the item will be reviewed by the Board Maintenance Coordinator to see if it will be placed on the prioritized maintenance list.

Larry has requested that unless it's an emergency or if he is already working on a project for you, that you not call him. If you have a project for him to do, put it on a Maintenance Request Form and he will be happy to call you regarding that project.

Additional light maintenance work will be completed by a handyman hired by the association. He will work approximately 20 hours a week at a lesser rate than which we pay Larry to do skilled work. These changes will help maintain the budget while taking care of priority items. 😊



## Dogs at Holiday Beech

Yet once again we remind homeowners that have dogs or rent to those with dogs that Holiday Beech requires your dogs to be either on a leash or in voice control. Also, if your dog does his business within

the Holiday Beech grounds PLEASE pick it up. A walk through the parking lots shows that this is not being done (check out the D parking area). If you are renting, inform your renters to pick up their dogs business, as it is ultimately your responsibility. It's really just a matter of common courtesy. 😊



## Treasurer's Report

The financials for February are looking ok. We have \$1030.00 in delinquents. Of that amount \$450 is from one unit who is delinquent two months, and \$375 is from the units that have been foreclosed. That really leaves one unit

that is delinquent for the full amount and one unit that is delinquent for \$55. We are hopeful that, in time, we will be able to recoup the monthly fees and electric bill costs for the units that are in foreclosure.

The board has accessed the \$45,000 line of credit from High Country Bank to continue the recommendations of the structural engineer by placing additional support posts on the back decks. To date the E, F, G and K buildings have been completed. The C building will be next in line, work beginning when the weather gets warmer. Hopefully the A, B and D buildings will be completed by the end of Fall. To pay-off this line of credit, the association is paying a non-budgeted additional \$1000 each month to the principal.

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



## GUIDED HIKES

March 17.....	Falls Trail .....	1.6 miles
April 7.....	Wild Iris Loop Trail .....	1.6 miles
May 5.....	Beech Creek Bog.....	1.8 miles
June 2.....	Upper/Lowr Pond Creek Trail .....	2 miles
June 16.....	Grassy Gap Creek Trail .....	2 miles
July 7.....	Smoke Tree Trail .....	2 miles
July 21.....	Falls Trail/ Wild Iris .....	3.2 miles
August 4.....	Beech Creek Bog.....	1.8 miles
August 18.....	Westerly Hills .....	4.5 miles
September 1 ...	Upper and Lower Pond Creek Trail ....	2 miles
October 6.....	Buckeye Gap Loop .....	5 miles

Check out the Rec Center website for additional activities . . .  
[www.townofbeechmountain.com/community/rec\\_center.html](http://www.townofbeechmountain.com/community/rec_center.html)

## BEECH MOUNTAIN EVENTS

- June 6 A Cool 5 Mile Run
  - June 20 High Country Community Yard Sale
  - June 27 Annual Kiddo Fishing Derby
  - July 2 4th Annual Decorate Your Mailbox Contest
  - July 4 47th Annual Roasting of the Hog and Fireworks
  - Sunday Concerts at Fred's Gazebo begins in July
  - July 11 Beech Mountain Art Guild Show
  - July 18 Street Dance at Town Hal
  - July 18 Second Annual BJs Dog Show
  - July 25 Third Annual Barn Dance
  - Aug 1 28th Annual Crafts on the Green at Fred's
  - Sept 6 Mile-High Kite Festival
  - Oct 3-4 Autumn at Oz Party
- For more information on these and other events go to [www.beechmtn.com/events](http://www.beechmtn.com/events)



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## Damage Control

It is extremely important that you have insurance on your unit. Should a water line break or any other unforeseen accident occur within your unit, you will be responsible for damages to your unit or surrounding units as a result of that accident. Should a pipe freeze and burst due to lack of heat in your unit, you are responsible for the damages that occur. Many units have old water heaters and dishwashers. It is possible that one of these appliance water lines or valves can break causing severe water damage to your unit and the units around you.



One of our homeowners experienced this recently. A valve in her dishwasher broke, while the unit was empty. The occupied unit below had water coming down the walls. This was on a Friday evening at 6pm. Larry received the call and came back up the mountain as quickly as he could. By the time he got here and was able to turn off the water, the ceiling in the living room of the two units below had come down from being soaked with water. Thankfully the original homeowner has insurance and her adjuster will be coming out to look at the damage. If she had no insurance, it would solely be her responsibility to fix these other units.

To avoid accidents, if your unit is not going to be used for any amount of time, follow these tips:

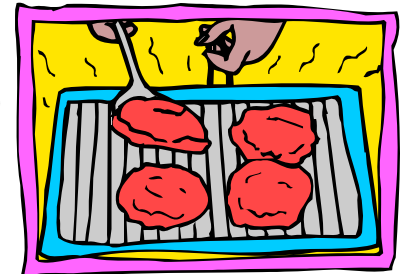
- Turn off your water heater, so if it breaks, the only water damage that will occur is from the water already in the tank.
- In your kitchen there should be a shut-off valve to your dishwasher. Turn that off, so that if a valve breaks in your dishwasher, the only water that will come out will be what's left in the hose.
- If you have an icemaker for your refrigerator, be sure to turn it off if you are not using your unit for any length time. This will prevent water damage should the valve break. This actually happened in the clubhouse when the pipes froze in December. The valve to the icemaker broke, but thankfully Larry was there to shut off the water and then repair the valve so that no damage occurred.
- If you have a propane fireplace it is recommended to have your propane provider inspect it on a yearly basis before using.
- If you have a wood burning fireplace with a chimney, the flue should be cleaned once a year to avoid chimney fires.

- If you have a wood burning fireplace, all renters should be schooled in its proper use and safety. For example, lighter fluid or gasoline should NEVER be used to ignite logs.

These helpful hints can alleviate some of the potential problems that may occur and keep us all safe and our homes protected. 😊

## Grills on Your Decks—Consider Yourself Warned!!!

According to North Carolina Fire Prevention Code 2009 Section 308 Open Flames, no grill of any kind is allowed to be used on the deck of multi-family homes.



### North Carolina Statute Section 308 Open Flames

**308.3.1 Open-flame cooking devices.** Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

#### Exceptions:

1. One- and two-family dwellings.
2. Where buildings, balconies and decks are protected by an automatic sprinkler system.

Just for clarification. A gas grill is considered an open-flame cooking device, as well as hibachi grills.

The Beech Mountain Inspector has told Holiday Beech Villas that residents have until April 1 to remove all grills from their decks. At that time, any grill still remaining on a deck will be considered a violation of the Town ordinance. The inspector will issue a certified letter to the homeowner. The homeowner will be instructed, in this letter, to respond to the Town Inspector within 72 hours. If a homeowner does not respond within the 72 hour period, they will be fined \$100 per day for each day they do not respond to the certified letter.

As a note and a favor to homeowners, Renée would like to mention that this town inspector is a stickler for the ordinances. He is trying his best to follow all ordinances, building and otherwise, to make the Town of Beech Mountain a safe place to be. If he says he'll fine you after 72 hours, Renée surely believes he will. Do not take him lightly. 😊

Holiday Beech Villas homeowner, Joe Crist, passed away a little over a year ago. His family requested that this tribute be placed in our newsletter. Joe was a beloved member of our community and Holiday Beech Villas honors him and his family with this tribute. We miss you Joe. May you continue to rest in peace.

# **JOSEPH ALPHONSUS CRIST, JR.**

*1 October 1926 - 25 February 2008*



**1945**



**Retirement 1972**



**Reunion 1990**

The family of Retired US Army Sergeant First Class Joseph Alphonso Crist, Jr. would like to inform you of his passing on 25 February 2008 due to complications from cancer.

Born in Pennsylvania on 1 October 1926, Joseph joined the US Army in September 1944 at the age of 17, participating in several military campaigns. Over his 28 years of military service he was awarded the Triple Combat Infantry Badge, 4 Purple Hearts, 3 Bronze Stars and a Silver Star, to name a few. Joseph retired from the 82<sup>nd</sup> Airborne Division at Fort Bragg on 30 June 1972. He served several offices with the North Carolina Retired Military Association and worked briefly at Fort Bragg Post Engineers in maintenance before relocating to Florida. While in Florida he held several offices in the VFW. He lived his last six years at Beech Mountain, North Carolina.

Joseph was preceded in death by his parents, Retired Colonel Joseph A. Crist, Sr. and Alice Elizabeth Coughlin Crist, his brother Retired Master Sergeant James Richard Crist, and two nephews.

He leaves behind his son, Retired Seattle Police Officer Michael Joseph Crist and his wife Terri of Camano Island, Washington and their family; his daughter, Lisette Wanda Crist Gionti and her husband Retired USAF Master Sergeant John Gionti of Bellbrook, Ohio, and two grandsons, Airman First Class Matthew Dominic Gionti of Tyndall Air Force Base, Florida and Nicholas Joseph Gionti of The Ohio State University; his sisters Kathryn Thompson, Nancy Kleinhans, and Alice "Johnnie" Neville and their families. He left behind many special friends in his Beech Mountain community.

In lieu of services he willed that his ashes be scattered privately on Grandfather Mountain, North Carolina on October 20<sup>th</sup>. His wishes have been granted. May those who knew him find peace.

"War is fear cloaked in courage." — General William Westmoreland  
"Theirs not to reason why, Theirs but to do and die..." — Lord Alfred Tennyson