



HBV Gazette

Autumn 2015

HOLIDAY BEECH VILLAS CONDOMINIUM ASSOCIATION

President's Message

Our Annual Homeowners Meeting was held July 16th. It was an informative meeting where homeowners asked, and received answers to questions on numerous topics.

Our Treasurer, Clyde Dills, discussed our financial position, which is better than it has been in a long time. We are paying down our credit line debit, as well as adding funds to our Reserve Account.

There is no increase in dues, so the 2016—2017 Budget mainly remains the same as the previous year. And the balance of the Special Assessment loan, \$57,000, will be paid off at the end of September 2016.

Renée referred homeowners to the list of maintenance projects that were completed.

There was a request of the Board to have a 5-year plan of projects at HBV. The Board directed Renée to put that plan together for their perusal at their next Board meeting.

One homeowner stated that since the renovations were complete, shouldn't the dues go down? It was explained that we still have six buildings to renovate, so there is still a lot of maintenance issues which need our attention. We should remember that by the time our renovations are complete, water/sewer rates will surely have gone up, as well as insurance, TV, phone and electric. It would not be prudent to say that no dues increase would ever be levied because there will always be maintenance and emergency situations.

Our DIRECTV contract with our leasing company, Televue, will be up February 2018. Renée has begun work with Skybest, which could include Skybest TV as well as wi-fi in each unit. The hope is

that we can have Skybest installed just as our Televue contract ends. Included in the Skybest contract, should it work out, would be the ability to have DVRs. We will keep you informed as things progress as Renée will be forwarding all information to the Board.

Two new policies were approved by the ownership: the new Flooring Policy, as well as, the Breaker Panel Inspection Policy. The Tree Policy was revisited with revisions, but a consensus could not be reached and additional research shall be conducted on the concerns which were brought forward during the discussion. The Board has asked Renée to do additional revisions/changes and present them at a later date. This policy will have to be approved by ownership at next years' Annual Meeting, until then, the current tree policy still remains in place.

There was also discussion regarding the next building to be renovated. It will be the F building, and we are hoping to begin in Spring 2017. There is additional information within this newsletter.

We've accomplished many projects this summer, with many more to go. Holiday Beech Villas is looking great, and this is the best year for the sale of one-bedroom units. Buyers can see what is going on and are buying into it. With patience, Holiday Beech Villas will be the best condominium association on Beech Mountain.

As we go into the end of summer, and into autumn, the best time to see the leaves is the beginning of October. Beech Mountain is beautiful that time of year.

Sincerely,

Mark Deasaro
President

If You Rent Your Unit . . .



We highly recommend you install one of these combination locks on your door, just like 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.

Unit Winterization

Every year around November, depending on the temperatures, we “winterize” all unoccupied units. We begin in November, but during the winter we go into units as many times as once a week, sometimes daily, depending on the outside temperatures. The following is what we do to winterize and check your unit:

- Turn heat up to 50—55 degrees. There will be times when the outside temperatures will dip into the low teens, and even below zero. During these extreme temps we will increase the thermostat to 60 degrees. We do this to avoid frozen pipes. If one unit has their heat turned down or turned off, it can cause MAJOR water damage due to a frozen pipe. It is Holiday Beech Villas ultimate goal to make it through a winter without one frozen pipe incident. **If you know that your thermostat is not accurate, too hot or too cold, it should absolutely be replaced.** If we set the thermostat at 50 degrees, and yours is not accurate, it could be lower or higher than that temperature. This could cause two things: 1) your condo is colder than it should be to protect the pipes; or 2) you’re going to get higher electric bills than you would if the thermostat is accurate.
- Pull furniture away from base board heaters. Having anything within a minimum of 6 inches of the base board heater can be a fire hazard. We try to pull furniture, drapes, and other objects at least 6 inches away from these heaters. Last winter, in rental units where the renters have checked out, we found bedding laying on a heated base board heater; and pillows and clothes on base board heaters. These are all fire hazards. If you rent, please impress on your renters not to put anything on the heater. When Renée was a volunteer firefighter on Beech Mountain, there were fire calls to homes that were drying their wet clothes on a base board heater. Also, have your cleaning people ensure that there is nothing on these heaters when they leave the unit.
- Ensure all windows and doors are closed. There have been incidents where renters have opened windows and sliding glass doors and checked out, letting below freezing temperatures into your unit, exposing your unit to frozen pipes.
- During the extreme temps noted above, we also will drip water in kitchen and bathroom faucets to keep the water flowing, which helps keep it from freezing.
- If you or any guests will not be using your unit, depending on the building you live in, we will turn off your water at the shut-off valve, so that no water is in your unit. The water in the pipes would still be there, but should it freeze, it would not cause that much damage. Buildings, B, D, E and F do not have individual shut-offs due to the way the building was constructed. For these buildings we can, at least, shut off the water to your water heater, and turn off water under the sinks.
- We turn on the heaters in all crawlspaces to 60 degrees to prevent frozen pipes in the crawlspaces.
- We check all smoke detectors/carbon monoxide detectors and replace all batteries.

We do plow the driveways when the snow is at least 6 inches high. We also have salt put down when needed. We do not shovel snow on the decks. We do leave ice melt and shovels on each level of every building for homeowners and/or their guests to be able to shovel the decks. If you have an emergency and need shoveling of the deck done, you can call John Fuller at 828-387-0887.

Any kind of water event can affect our insurance rates, so, please help your HBV staff keep your units warm and dry this winter.



We'd like to welcome our new homeowners to HBV:

F225—David Sanders, who resides in Boone.

G130—Donna Shelton, who resides in Little River, SC

G330—Judy and Jim Robbins, who reside full-time at HBV

H133—Brad and Angela Davis, who reside in St. Simons Island, GA

K244 and K344—Bill and Phyllis Winters, who reside on Beech Mountain.



Financial Report

At the end of July, we had \$1,495 in delinquents for the July 2016—June 2017 fiscal year.

Our checking balance is \$20,000. The Association is in the best financial position it has been in a long time.

The balance due for our line of credit is \$36,500.00, from a \$45,000.00 line.

We are paying \$2,000.00 each month toward the principal. If no large unexpected expenses occur, we're hoping to pay this off by the end of 2017.

To date \$133,499.40 has been collected for the 2015—2016 Special Assessment fund. \$57,000 is the balance amount due on the \$135,000 loan. This will be paid off on or before October 1, 2016.

Delinquents on the Special Assessment are \$4,211.13. At the time of this newsletter, a claim of lien is being placed on one unit that has a delinquent amount of \$750.00 for the Special Assessment. There is one more unit, with an amount due of \$525.00, if not paid by the end of the month, will also have a claim of lien.

The Reserve Fund has a balance \$10,833.44. With the Association in such a good financial position, we will be depositing \$2,000.00 per month into this account with the hope this Reserve Fund will have, at least, 10% of our budget, which would be \$27,000.00.

If you are interested in receiving a monthly financial statement, please contact Renée at hbvillas@skybest.com.

Maintenance Projects

Here's a list of maintenance projects that are on the list for this year:

- Fix leaks at G227, G125 and fix thresholds and flooring
- Lift back deck of B, G and H buildings
- Install front and back deck coverings on 2nd floors of B, C, E buildings
- Fix natural spring at the ABC parking area so that the water does not sit on parking area, making it dangerous during freezing weather

The Next Building Renovation

The next building to be renovated will be the F building. This is our largest building, with 18 one-bedroom units. This building is the only one that is actually two buildings in one. This last Spring a new roof was installed on one-half of the building (the F326, F325 and F324 part of the building).

This will be our most expensive building to renovate. Included in the renovation will be the new vinyl siding and vinyl shakes; the repair of headers and thresholds; a new roof on the other half of the building (F321, F322 and F323 part of the building); new gutters, front and back deck ceilings on all floors, new deck boards, where needed and the re-enforcement of deck supports; a newly designed staircase at the F121 side of the building; new front and back light fixtures; new motion-detection building lights; new railings with cabling; repair or replacement of rotted wood; and painting all new and existing wood.

Since the repair of the thresholds of the sliding glass doors will have to be repaired, the sliders will have to be removed and then reinstalled. Homeowners will be given the opportunity to purchase new doors/windows, with the installation being covered under the Assessment. This will only be done when a building is being renovated, and owners will have one opportunity to decide if they want to do this. If they decide after the deadline given, the installation will not be covered.

Project bids will be sought by at least three contractors around October/November. The Board will then decide on the contractor and a loan will be sought from our bank, Yarkın Bank. The Board is focused on keeping the monthly Special Assessment payments as reasonable as possible, and will do all that they can to do this. As more information is received, homeowners will be informed. Our hope is to begin the project in Spring 2017, with a possible end in Fall of 2018. A new building will not be renovated until the F building loan is paid off.

Renting Your Unit On Your Own?

If you are renting your unit for short-term rentals, for example through www.vrbo.com or www.airbnb.com, you need to know what is required by law to rent.

- You must have a landline phone. Since cell signals are spotty through the mountains, the law requires you to have a landline so that a renter is able to dial 911 in case of an emergency.
- You must have a fire extinguisher in your unit.

Occupancy Tax

The Beech Mountain Tourism Development Authority (TDA) is a government entity that promotes travel and tourism in Beech Mountain. In addition to maintaining the Beech Mountain Visitor Center, the TDA also manages town projects and contributes to capital improvements on Beech. The TDA is responsible for bringing folks to Beech Mountain year round.

As a member of the Town Council I am aware of how effective the TDA is at attracting folks to Beech Mountain. For example, they purchased time on an interactive billboard on one of Atlanta's main highways and on I-95 in Florida and when the temperatures starting soaring there, the billboard gave the temperature on Beech Mountain! What a great idea! And, it brought many phone calls inquiring about Beech, therefore bring more visitors here. And, during the winter when it started snowing on Beech, they changed the billboard to "It's Snowing on Beech Mountain . . ." After they changed the billboard, the Visitor Center, Inns, Rental Agencies, and even me at HBV, got inundated with calls wanting to reserve rooms.

The TDA's charter is to bring visitors to Beech Mountain. The Occupancy Tax is legislation enacted by the State to levy a room occupancy and tourism development tax. This is the funding that enables the Beech Mountain TDA to perform the duties of their charter.

If you rent your unit through a rental agency, verify that the Occupancy Tax and State Tax are being paid. If you rent your unit on your own call Rebecca Ward, Beech Mountain's Tax Administrator at 828-387-4236. I urge you to pay these taxes. It is a criminal misdemeanor if it is found that you rent and are not paying the tax.

Also, contact your accountant regarding the payment of State Taxes due when renting out your unit on a short-term basis.

Critters at HBV



Holiday Beech Villas isn't any different than any other part of Beech Mountain in having to deal with the animals in which we co-exist. We continually have problems with raccoons. Thankfully, since removing our dumpsters our bear problem has diminished greatly.

The last thing that anyone wants is for you to have a problem with one of our wild animals. There is no "getting rid" of them. This is their home, too. What we can do is not attract them to the decks and units.

If you put out bird feeders, bring them in in the evening, so that the raccoons and bears don't get a whiff of that delicious seed. Do not put seed directly on your deck railings and leave it there at night. Sweep all seed off your deck to the ground below. You are tempting these animals to your deck. Once a raccoon knows it has a place to get food, it will become a pest, and eventually try to get into your unit for more food. If we trap the raccoon, another will take its place, so that serves no purpose. Bird seed on the ground will be eaten by squirrels and chipmunks before a raccoon or bear will even smell it.

DO NOT leave any trash outside your unit. That is a beacon for all animals that the buffet is open. This not only creates a critter problem, but a big litter problem that the Association (all you homeowners) end up paying to have picked up.

We can live with and enjoy our wildlife. Let's be smart on how we do just that.

