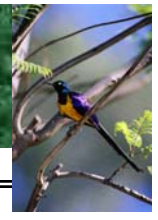




THE HBV GAZETTE



Holiday Beech Villas Condominium Association Summer 2007

President's Message

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 also enjoyed eating and visiting with you at lunch!

We are very excited to welcome to the Board our newest members, Claude Chapman F326 and Charlie Robinson G328. Both bring new talent and skills and experience which all of our board members welcome. Claude will be working on maintenance and Charlie will be our legal expert on helping to draft new policies. He will also review and edit the homeowner approved draft of the Policy and Procedure Manual developed by the Board over the last several years.

We have had a few comments by homeowners on the lack of notice on the increase in homeowner dues. We do apologize for any inconvenience, however, according to the By-Laws, no advance notice is required. I imagine the reason for this in the original By-Laws is the fact that until the final numbers are calculated on the actual costs for the prior year operating budget, the new budget cannot be finalized. The new Board met the same afternoon of the Annual Board meeting to review the numbers. This allowed the new board members to have input and vote on the new budget. Since the increases from our supplier, vendors, utilities do not always give a notice, neither can we. At our 2006 Annual Meeting, several homeowners recommended that we consider an increase in the Monthly Dues. At that point the Board felt that since the Assessment was helping with deferred maintenance and our utilities were stable, we opted to put off an increase in 2006 and evaluate the increase in operating costs at the end of 2007. Well, the electric increased, the water increased, supplies increased, and insurance premiums increased (due to the increase in the value of Holiday Beech Condominiums). So both existing and new Board members felt that in order to make the increase as palatable as possible and to avoid an even greater increase at some later period, we voted to increase the dues now to meet the projected expenses. This will also allow us to keep the positive momentum going, while also preparing, in advance, for future needs with the addition of a capital reserve fund. Following is a breakout of broad categories of what your dues cover each month. You can see from this analysis that your Board and staff are bringing you great value with how your money is being managed. Again, on behalf of the Board, thank you for your continued support of our efforts on your behalf. We look forward to seeing you at Holiday Beech soon.

Warmest Regards, Karen Kirks Alexander ☺

Breakout of Budget Monthly Expenses

Fixed Budget Expenses.....	6,650 per month
Office Expenses	\$1,800 per month
Taxes/Payroll	\$442 per month
General Maintenance	\$5,217 per month
Clubhouse.....	\$83 per month
Capital Improvement.....	\$783 per month
Total expenses are \$14,975 per month. Total income from homeowners is \$14,925 per month.	

General Maintenance is broken out per month, but this figure changes according to season. It is much higher in Spring, Summer and Fall when maintenance/upkeep is being completed. During the winter it levels off, since there is no maintenance, but there is snow removal. ☺

New Policies Approved by Homeowners

Thanks to all homeowners for your input and support of the new polices and procedures for HBV at the annual meeting. The suggested changes from homeowners for HBV policies and procedures have been incorporated into the new policies and these can now be found on the web page. As new policies are developed they will be posted under a proposed new policy area for input from homeowners. Those policies that require immediate approval by homeowners will be voted on by mail or email while all others and revisions will be voted on at the annual meeting. Our goal is to have the least number of policies that are needed to effectively manage the association. The Board welcomes any suggestions from homeowners for any other policies or procedures that may be needed. The new job descriptions for office manager and maintenance contractor will also be posted once they are approved by the Board in September. A smooth running association requires self discipline and monitoring in order that policies that are for the benefit of all are followed. NC law allows for the assessment of fees to condominium association homeowners for failure to follow association policies. Failure to follow HBV policies and procedures by homeowners will result in notification and may result in disciplinary action including a penalty fee. Homeowners who believe that they have been wrongly assessed may have recourse by following the Grievance procedure which culminates in the decision by the arbitration committee made up of other homeowners. If needed, the decision of the arbitration committee is final. This committee is ad hoc and will be constituted if, and when, a grievance is levied that requires its input. If you would like to be part of this committee when needed, you may send your name to Renée. This committee will meet solely for the purpose of addressing a grievance when fees are levied to a homeowner for failure to follow policies and procedures and the homeowners believes they have been treated unfairly. The new polices and procedures are yet another piece of the puzzle in helping HBV run as a professional association and helping us meet our mission, vision and values. ☺



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Holiday Beech Villas Condominium Association Summer 2007

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.
- Comments from the President: Karen explained our membership in the chamber of commerce and homeowner's association organization and our presence and attendance in town meetings to represent the needs of the association.
- Approval of the July, 2006 Minutes. Karen asked for approval of minutes, motion was seconded and passed.
- Vice president: Saul Moore. Stated that there was a quorum present including the 15 proxy ballots. Saul presented a summary of the history of the association as it relates to structural issues beginning in 2002.
- Treasurer: Yvonne Clay. Yvonne also does internal auditing. As of June 30, all unpaid funds have been paid except for \$120. We are in perfect balance with the bank. She thanked the homeowners for their support.
- Renee reported on financials. She will send an end-of-year financial report for each unit. Renee explained her processes when receiving homeowners payments. She recognized the good work of Larry Parish, the maintenance contractor. She asked owners not to park in front of dumpsters or handicapped areas. She also explained the pet policy.
- Maintenance Committee: Jesus Hernandez. Jesus discussed the maintenance report (posted on web). This report shows all projects in process and those completed. 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. Jesus thanked Larry Parrish for all his good work. The fireplace to the clubhouse now works and uses gas and can heat in emergencies.
- Jesus introduced the policies and procedures that were sent to homeowners in the annual meeting packet. These also have been posted on the web. Motion to approve policies with any corrections passed except for three against.
- Jesus spoke about a grievance procedure and asked any homeowners that wanted to serve on the ad hoc arbitration committee to give their names to Renée.
- Archivist Tom Maudlin: Tom has been in contact with an original owner that will be providing some of the original brochures to the units. Tom also reported on

the development taking place on Slopeside Ave.

Concerns of HBV were given to town council. HBV has been in constant touch with Keith Cook on this issue. The developers are selling the lots for \$84,000 and the cabins will cost \$550,000. Margaret Jenkins explained that the same company is also developing a very nice site called Sugar Point in Sugar mountain and brought brochures.

- New business: Nick Rossin asked that the rest of ABC be paved for a cost of \$10,000. The homeowners have agreed to pay half. Bill Gruman supported paving the roads since it will improve property values. Wayne Hurd spoke against the paving believing that the gravel roads are preferable. Karen explained the environmental issues with paving. Jesus also discussed issues with water runoff in B building due to the paving of the ABC apron.
- Pat Kyle expressed her support for the association and board. Marlene Rockwell expressed her support. Sonia Gradus expressed her support.
- Karen discussed the issue with Linda Mincey and that this issue has been referred to the attorney for further action, if needed. Victoria Martin expressed her support for the board and association. Several owners expressed their concerns about receiving the letters from Linda Mincey and expressed their support for the board on this issue.
- Election of Board: Bill Gruman and Bob Jenkins declined heir nomination to the board at this time. Renee passed out ballots and counted them. 54.4288% of homeowners voted. Recess for lunch and election. Homeowners were encouraged to stay to hear the results of the elections. There is a quorum present with proxy ballots. Each unit can submit one ballot. Renee announced that Yvonne Clay was re-elected and that Charles Robinson and Claude Chapman are new members.
- The meeting was adjourned at 1:30

The complete minutes can be found on the website. If you do not have access to the website and would like to receive these minutes, please contact Renée and she will mail them to you. ☺

Golden Trowel Award

Karen Alexander recognized owners that have contributed to beatification to the association; Margaret and Bob Jenkins, Pat Kyle, Marlene Rockwell, Judy Flemming, and Linda Mincey.

Karen presented the first annual Golden Trowel Award to Fatima Hicks for her plantings around her unit and the clubhouse. Fatima was not there to accept her award, but will be presented with it when she is in the mountains on her next visit. ☺

THE HBV GAZETTE

Holiday Beech Villas Condominium Association Spring 2007

Award of Gratitude to Joe Crist



Joseph Crist, G130, is quite the war veteran. Having served his country for thirty-two years as a paratrooper and in the Special Forces, Crist fought in World War II, The Korean War, and the Vietnam War. Crist followed in the footsteps of his father, who served in the army for forty-one years. Born in Philadelphia, Crist moved from army base to army base throughout his childhood, and later grew up to join the army.

He received the Silver Star twice, once in the Vietnam War, and once in the Korean War. The Silver Star is the third highest decoration attainable. Crist received five Bronze Stars during his service. He was given one from World War II, two from the Korean War, and two from the Vietnam War. To add to his medals and honors, Crist was also given the French Couixdeguerre for saving nuns and children from harm inside a church. In addition, Crist received the Vietnamese Medal of Honor for saving a Colonel involved in a helicopter crash.

A man that has "seen it all," Crist was in Normandy on D-Day, and has traveled the world during his service, including Czechoslovakia, Holland, Germany, Alaska, and Panama. He was on his way to the Philippines when the atomic bombs were dropped on Japan. He stayed in Japan in 1949, and left in 1950, when his regiment was the first sent to Korea. He made two combat jumps in Korea, and was hospitalized for a year. He jumped in Vietnam four times. "Then they made me retire," Crist joked. Crist spent twenty years of his service overseas.

After his retirement, Crist worked at Ft. Bragg in North Carolina for eleven years, then moved to Florida. Soon, he missed the mountains, and came back to North Carolina to live at Holiday Beech Villas.

Joe paid to have all the new unit signs made at HBV. He was presented with a plaque at the Annual Meeting that hangs in the clubhouse:

In Honor of
Sergeant Major Joseph A. Crist
Holiday Beech Resident Since 1972
Served on the Board for 4 Years
For Service To
His Country and Community

Joe was heard to mumble that "receiving his Silver Star wasn't as nice as this." But, I'm sure he wouldn't want to admit that to anyone! Thanks for everything, Joe!!! ☺



Treasurer's Report

Everyone has been informed of the increase of Homeowners monthly dues and has seen the breakdown on page one. A one-bedroom is now \$150 per month. A two-bedroom is now \$225 per month.

Three CPAs have been asked to give bids for an outside Review of Financials which covers the following:

- Investigate record-keeping practices
- Investigate accounting policies
- Analyze statements
- Prepare a disclosure on unusual items or trends that may require explanation.
- Management Letter: report any weakness in the association's financial system, issues concerning internal control, income tax, reserves and document compliance

Unfortunately, one CPA doesn't do this type of review and one never sent the bid. So, we have one bid right now. Renée is investigating other CPAs to get bids from them. This review of the financials should be completed by the end of the year.

THE NEXT SPECIAL ASSESSMENT IS DUE ON OCTOBER 1, 2007. PLEASE SEND YOUR PAYMENT BEFORE THE 10th OF THAT MONTH!

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

Wireless Internet at Holiday Beech

In the letter that was sent to homeowners regarding the dues increase, it was mentioned that HBV was trying to get wireless internet to all units.

We purchased the most powerful router that Staples had. We were informed that it should cover a radius of 2,000 feet. Unfortunately, due to the mountains and hills, it is not working the way we had hoped. Our initial visit to Staples informed us that we could get "extenders" or "boosters" to help extend the wireless, but it seems that we were given the wrong information. Renée went to Staples this past weekend to purchase the "extenders" and was told that those extenders only work if they are plugged into outlets in the same building as the router. When asked if there was any other solution to get wireless extended, the sales associate said no. We will continue researching a way to get wireless to all units at a reasonable cost.

So, the bad news is there is no wireless internet in the units, but the good news is there is wireless internet in the clubhouse. A very long password is needed to gain access to the wireless network and if you would like, contact Renée to get that.

Come on down to the clubhouse, make yourself a cup of coffee, relax and get online. ☺



THE HBV GAZETTE



Holiday Beech Villas Condominium Association Spring 2007

Insurance For Your Unit

This is a reminder to all Homeowners that you should carry your own insurance that covers your contents, floors, walls, ceilings, doors and windows. This is everything that the Homeowners Association does not cover. Units on the bottom floor might want to consider flood insurance, as when there is a heavy rain in a short period of time, and no time for the rain to be absorbed into the ground, the water can run down to the bottom floor and could possibly flood that walkway. Water may come into your unit. Although this type of rain doesn't happen often you can't be too careful. ☺

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, please, you or your realtor should contact Renée and she will place it on the web. ☺

FOR SALE

B105

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

F224--\$99,900

1 bedroom, 1 bath
Sherry Garris Properties 828-898-3488

G-128--\$83,100

1 bedroom, 1 bath 1 bedroom, 1 bath
robert@beechmountain.com 800-258-6198

K144--\$77,000

1 bedroom, 1 bath
Your Mountain Realty 828-387-4023

K244--\$95,500

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

Beech Mountain Slopeside Rentals

A-102, D214, F321

www.vrbo.com, www.findvacationrentals.com

A201

Beech Mountain Chalet Rentals

A202

Beech Mountain Chalet Rentals

B203

Beech Mountain Chalet Rentals

B305

305-226-9370, jimandmarlenem@aol.com

C107

Beech Mountain Chalet Rentals

C207

Beech Mountain Chalet Rentals

C-208

Beech Mountain Slopeside Rentals

C308

FoxFire Properties www.FoxfireRentals.com

D212

609-646-0199 or 609-432-6301

G129

Beech Mountain Slopeside Rentals

G228

Beech Mountain Chalet Rentals

G229

Beech Mountain Chalet Rentals

Two Bedroom, Two Bath:

C309

FoxFire Properties

D112

short term rentals only 706-736-3031

D115

Lumpkin2@bellsouth.net

D-312

actionrealty@beechmountain.com

H132

Beech2Beech Realty

H233

Beech Mountain Slopeside Rentals

K245

actionrealty@beechmountain.com