

# THE HBV GAZETTE

Holiday Beech Villas Condominium Association Winter 2008



## President's Message

With the holiday season here, I wanted to wish all Homeowners the Merriest Holiday and a Happy New Year. Holiday Beech Villas is decorated for the holiday and looks great!

The New Year is always a time to reflect on all that has happened the last 365 days. In July you elected three new members to our Board: Howard Esko, Judy Fleming and Fatima Hicks. They and the rest of our Board: Saul Moore, Jesus Hernandez, Yvonne Clay, Claude Chapman, Charlie Robinson and I have had some big decisions to make this year. As you read the article *What's Been Goin' On Around HBV* on this page, you'll see why it was a busy time for the Board.

When seeing all the changes that have gone on at Holiday Beech it makes me realize that we need to continue to improve, repair and keep up with the outside of our buildings. Some of our homeowners, such as units A101, B206, B306, D111, F125, F126, G330, H333, K344 just to name a few, have put so much time and money into upgrading their units on the inside, it would be a dereliction not to do the same on the outside. We have made such great strides in reforming HBV, making it a safe and pleasant place to be, that I hope that we can continue in this direction.

I wish you and your families a Merry Christmas or Happy Hanukkah and a very Happy New Year. 🎅

Karen Alexander

## What's Been Goin' On Around HBV

After receiving a few complaints about water leakage in units in the D Building, we took off some of the back siding by three units, D112, D214 and D315 and found that water was coming in behind the gutters and coming down behind the walls and leaking into some units. We immediately added more downspouts to all the buildings, which seemed to stop the leakage. Because of the water damage, there was some rotting behind the siding and the sliding glass door frames were no longer squared, making it hard to open these doors or leaving open gaps between the door and the door frame. With the siding off, we asked Glen Walker, a structural engineer from Hickory, to look at our buildings and give us direction on how to solve the problem of the unsquared sliding glass door frames.

Abiding by Mr. Walker's advice, we have begun to add additional support to the beams at the back of the buildings. To-date buildings E, F, G, and K have had additional beams added. The remainder of the buildings are to be scheduled in Spring. A homeowner commented that after adding these posts, doors that would not previously open, now do. While doing the inspection, Mr. Walker stated that our buildings were very structurally sound and he has seen brand new condos in other areas that are not as structurally sound as Holiday Beech Villas, even though our buildings are 35 years old! That is great news!

We have now repaired the water damage to the three units in the D building replacing wood siding with hardy board and replacing cedar shingles with hardy board shingles. For those of you who are unfamiliar with Hardy board, it is basically a manmade product of cellulose and masonry, so it's got some wood fiber in it and masonry fiber. It is made to last forever, and once painted you could not tell it wasn't made of wood. We are now in the process of scheduling repairs to the sliding glass doors in all the buildings on a priority basis. An inspection was completed, noting sliding glass doors that don't open or that have gaps between the door and frame. Those doors are our priority and homeowners have been notified about that specific issue.

The next problem happened in the beginning of November when a pipe burst in the ceiling of unit D112. Larry was at the building by 8pm and worked until 2am to get the leak under control. The damage affected four units. Our insurance adjuster was out within days and a check was issued within a week of the occurrence.

We have hired A&C Construction, the same company that fixed the back of the D building, to repair these units. To-date A&C Construction has completed one unit and expects to have the second unit finished before Christmas. We are trying to schedule the third unit and will leave unit D112 for last, as it has the worst damage.

So, as you can see, it was an interesting November here at HBV. We're rechecking all units to make sure heat is on and the average temperature is 50 degrees. We've had over 20 inches of snow in November alone, so Larry was out there plowing and hired a couple guys to do some shoveling. The next snow and cold temperatures are being predicted for Sunday, December 21, so we're all hoping that we have a white Christmas. 🎅





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## Treasurer's Report

There are two delinquents for the month of November. Letters have been sent to those homeowners requesting payment.

You will be receiving individual year-end reports at the start of January. Renée will be putting together reports for each homeowner containing how much they've paid in 2008. To save money these reports will be sent via e-mail to those homeowners that have e-mail addresses listed with Holiday Beech. All others will be sent through the U.S. Postal Service.

If Holiday Beech Villas has sent you a letter saying that your payment was late, a \$10 late fee for the first month and a \$25 fee for each consecutive month, was charged to your account. Holiday Beech Villas keeps record of which Homeowner still owe late fees. Also included in the end-of-year report will be late payments owed to Holiday Beech Villas.



All Board Meeting Minutes are on the website. If you do not have access to the website and would like to receive a copy of these minutes or the monthly financial reports, please contact Renée. 🎅



## What's Happening Around Beech Mountain

There's plenty of things going on in December here on Beech.

Santa visits Town Hall on December 20 from 4:00 to 5:00 pm. Then at 5:00 there's the lighting of the Town Christmas Tree

On December 30 there are Hayrides and a bonfire.

The Recreation Center is offering the following fun for the kids:

December 18: Gingerbread Shinanigans 1-4pm

December 19: Winter Bonfire 6:30—8:30 pm

December 20: Breakfast with Mrs. Claus 9:00am

December 22: Christmas Story Night 6:00pm

December 27: Sled Hill Parade at Noon



And, for you adults there's plenty of exercise classes to burn off all that holiday food:

- Spin
- Pilates
- Yoga
- Aerobics

Every Tuesday there's also Double Tennis League at 6pm and Pickup Basketball at 7pm

Be sure to check with the Rec Center on times! There's a lot to do for everyone!!! 🎅



## A Reminder to Dog Owners

Holiday Beech Villas is a pet friendly community. We ask that homeowners keep the following in mind if they have pets.



1. Please keep pets on a leash or in direct control of homeowner.
2. Large or aggressive dogs MUST NEVER be allowed to run loose since they create a potential hazard to others.
3. Do not curb your dog in public areas. Take your pet off property or assure that you remove all animal waste.
4. Do everything in your power to control the barking from your unit, especially early in the morning, late in the evening or at night.
5. Animal Control will be notified to pick up animals that are loose and unsupervised within the development grounds. 🎅

## Ray's Christmas Week Weather Prediction

Sunday night, December 21, it will be much colder. A few snow flurries (maybe snow showers at higher elevations and western upslope regions) will be possible Sunday night. Monday will be very cold.

Everyone is asking about Christmas weather. Here's our early thinking. It's clear that next week's cold outbreak will be short-lived. Tuesday will be cold but not as cold. A front may move through Christmas Eve with rain showers. Christmas Day looks partly cloudy and dry with near to slightly above normal temperatures. Chances for a White Christmas this year look slight at best--except for skiers, cold weather since mid-November and the cold blast early next week will leave plenty of snow on the slopes. Go to [www.averyweather.com](http://www.averyweather.com) for a day by day update. 🎅

## New Keys for the Clubhouse

We've been having a lot of difficulty with the door lock to the clubhouse. With many homeowner's keys, you have to keep "giggling" the key in order for it to unlock the door. Because of this, numerous homeowners have stated they cannot open the lock to the clubhouse. In addition, the deadbolt doesn't work correctly. Therefore, Holiday Beech Villas is replacing the door lock and deadbolt to the clubhouse.



Enclosed in this package is the new key to the clubhouse. Each unit owner will receive one key. We will wait until December 29th to change the lock, in order to give everyone time to receive their keys. If you have renters, it is your responsibility to get a key to your renters for the new lock. If you rent your unit with a rental agency, it is your responsibility to get the new key to your rental agency. If needed, the office will have additional keys at the cost of \$5.00 per key.

At the Annual Meeting in July in celebration of Holiday Beech Villas 35th Anniversary, commemorative key chains were handed out to all homeowners who attended that meeting. If you were not at that meeting and have not received a key chain, that item is also included in this package.

Please remember that the clubhouse is for owners and their guests or renters only. If someone needs to reserve the clubhouse for a function, please contact Renée so that we can make sure there are no overlapping of events. 🎅



## Woolly Worm Festival Winter Predictions

This year, the winner of the 31st annual Woolly Worm Festival is Kelly, a mostly black and dark brown worm. Kelly's owner and trainer is Kurstin Hartsell of Ansonville who won \$1,000 by coaching her worm to outpace about 1,400 other worms in a series of elimination heats during the festival and win the honor.

Kelly's official forecast for the 2008-2009 winter calls for the first four weeks to be cold and snowy, followed by three weeks of seasonably cold weather. The final six weeks of winter are to be snowy and cold (severely cold in week 11).

Time will tell how accurate Kelly, the woolly worm, will be. 🎅



## Rays Weather Winter Predictions

- **Total snowfall:** 90% of the long-term average, but 135% higher than the 10-year average.
- **Temperatures:** Slightly above normal (0° to +1° from normal)
- **Confidence level:** Higher uncertainty than usual (and "usual" for a seasonal forecast is uncertain!)

City	Expected Total Snowfall for '08-'09
Asheville	12"
Banner Elk	41"
Beech Mountain	72"
Boone	35"
Hickory	8"
Jefferson and West Jefferson	19"
Lenoir	8"
Sparta	19"
Spruce Pine	15"
Sugar Mountain	65"
Waynesville	14"
Wilkesboro	12"