



HOLLY FOREST NEWS

A Newsletter for the Homeowners of Holly Forest in Sapphire Valley

A NOTE FROM THE PRESIDENT

Holly Forest residents, welcome to another year of living and relaxing in the beautiful mountains of North Carolina. As we start this new year I just wanted to review what has been happening.

If you are a “full timer” you know that the weather has been “interesting”. Temperatures have really been up and down, for the first weeks of 2022 they have really been down. The snow we had in January is finally melted, probably the most in my 3+ years I have been here, but things are looking a little better as we head toward March.

As for the HOA, our roads have been significantly impacted by the weather, several roads have required extensive culvert repair/replacement. Gym DeMoye (road chairman for the HOA) and our contracted road maintenance company have worked hard to repair the damage, minimize the disruptions, and keep the expense within reason.

The other big project is the High Speed internet, the HOA office has been sending email blasts to keep you informed of the progress that is taking place. I believe most of the fiber is in place; as a matter of fact I received a phone call from the installers trying to setup a date to come to my house. Unfortunately, the snow came and conditions have just not been favorable. I am hopeful that we will hear from them within a week or two.

We resume our monthly Board Meetings the 22nd of February, that should allow the Board to prioritize projects and start the new year off right. Don't forget, we are here for you so don't hesitate to call any one of your Board Members or the main office if you have any questions. You can always check the Sapphire Valley website and connect with Holly Forest for any updates.

On behalf of the Board,
Don Terrill, President



Treasurer Report



Our dues collection rate through December 31, 2021 was 99.6% of budget which is comparable to 2020.

In 2021 we paved two thirds of W. Christy plus all of Tower Rd. We had a major culvert repair on Hawthorn Ct. and another culvert replacement on Black Oak Dr. We also paved Hawthorn Ct. Our final project was the improvement of our entrance signage.

We increased 2022 dues from \$718 to \$748, or 4.6% per lot due to the substantial increase in paving costs and a 3% to 5% increase in several of our major expense categories. We are adopting a new paving procedure which could extend our paving interval by four to six years. We are also using a new technique for repairing culverts which actually provides a more durable culvert at lower cost.

Your Board appreciates your cooperation and participation in the management of Holly Forest. Please feel free to contact me with your questions and comments.

John Hill, Association Treasurer
jrhcpa1443@gmail.com

HOLLY FOREST BOARD OF DIRECTORS CALL FOR NOMINATIONS

The 2022 Annual Meeting of the Holly Forest Association, Inc. will be held on August 4, 2022 in the Sapphire Room at the Sapphire Valley Community Center located at 207 Sapphire Valley Road, Sapphire, North Carolina.

There are three positions on the Board of Directors to be elected at this meeting as the terms of Donald Terrill, John Daly, and Gym DeMoye will expire at the meeting. All Board Members will serve two-year terms. Any person who wishes to serve on the Board of Directors must be a current owner in good standing.

If you are interested in serving on the Holly Forest Board of Directors, please contact the resort office at (828) 743-7667 for a Board Candidate Application. **All applications must be submitted no later than 5:00 p.m. on June 15, 2022.** This form will be approved by the Nominating Committee, after which the Committee will provide the names of the candidates they recommend to the Managing Agent. The approved candidate names will be included in the Annual Meeting Notice sent to all Association members in advance of the Annual Meeting.

Please send your completed Board Candidate Application, via regular mail or email to:

Holly Forest Nominating Committee
c/o Capital Vacations – Crystal Vereen
2024 Corporate Centre Dr., Ste. 102
Myrtle Beach, SC 29577
Email: cvereen@capitalvacations.com

You may also hand in your application to the resort office located at 127-B Cherokee Trail, Sapphire, NC. To confirm receipt of your application, please contact Crystal Vereen via email at cvereen@capitalvacations.com.



BLUE RIDGE PUBLIC SAFETY



Have you filled out a residential notification form at the Blue Ridge Public Safety office? This form is of great assistance when officers are patrolling Holly Forest and allows the officers to make certain your property is safe and secure. It also allows the Public Safety dispatcher to contact you at the phone numbers you have listed on the form.

Contact Blue Ridge Public Safety at (828) 743-2199 to make sure your contact information is up to date.

Greetings to All from your Environmental Control Committee!

Tim Galloway, Jesse Dunegan and Christa Pankey try very hard to keep Holly Forest the beautiful wooded community that it is. That means you will need to apply for a permit if you want to cut trees or limbs. Clear cutting will never be allowed. We also want to ensure that houses blend into the environment. You will need to submit a color sample before you paint your house.

Erosion control is very important in our mountainous environment. Please, before you start any landscaping project secure an application with details of what you are planning. Needless to say any construction projects will have to be reviewed and approved. It is better to be safe than sorry, because fines will be issued if you proceed with unapproved projects. Ask question first, either by contacting the office or one of the members directly.

Let's work together to keep Holly Forest beautiful!

Sincerely,
ECC Committee



Holly Forest Association 2022 Meeting Dates

Please note that all Board Meetings will be held at 4:30 p.m.
in the Community Center.

March 22nd

April 19th

May 17th

June 21st

July 19th

August 4th (Annual Meeting 10am)

September 20th

October 11th

NEW POLICIES



Over the last couple of years, your Board of Directors have approved several new policies. Below are some highlights of those changes.

Please contact the management office for copies of the full policies.

Lighting

Any light fixture used for exterior illumination must be fully shielded or hooded, pointed downward, and placed in a manner so that the lighting footprint is not directly visible from any other properties or public roadways. As used herein, “Fully Shielded” or “Hooded” means no direct up light (i.e., no light emitted above the horizontal plane running through the lowest point on the fixture where light is emitted such that light will not shine directly onto adjacent properties or roadways).

1. External lights must be located and constructed so that they do not create a hazard or nuisance as the same is identified in Policy 508 and any clarifications thereto.
2. Fixture locations must be shown on the elevation plans for any new construction on or improvements to a Lot Owner’s property. Catalog sheets or photographs depicting the proposed fixture are required for review and approval by the ECC prior to installation.
3. No fixture may be placed more than a maximum height of 12 feet above the adjacent walking surface.
4. In order to reduce glare and light trespass into neighboring lands and to reduce negative impacts to wildlife, acceptable exterior lighting may include the following:
 - Concealed Light Source: The light bulb shall not be visible from the sides of the light fixture. The opacity of the fixture shall be reviewed on a case-by-case basis.
 - Floodlights: A canopy-type floodlight cover, of an approved color, that shields the light source is acceptable provided the light is directed straight down. Fixtures shall be mounted at or lower than the eave line and shall be aimed down at least 45 degrees from vertical. Floodlights shall not be aimed at any residential properties or roads.
 - Motion Detectors: If lights are to be on the sides or rear of a structure, motion detectors must be used. The automatic light durational setting must not exceed five minutes and the sensitivity to movement must be properly adjusted so as not to create an annoyance.
 - Landscape Lighting: Low-voltage landscape lighting may be used and placed in a manner so that the lighting footprint is not directly visible from any other property or public roadways.

Trees

Standard to determine whether maintenance is required: A Lot Owner is under a duty to eliminate a reasonably foreseeable danger a tree may pose to the public at large, utilities or other infrastructure.

Foreseeability of danger can be based upon a number of factors, including but not limited to: 1) whether a tree is dead or visibly dying; 2) whether the tree leans prominently toward an adjacent tract or road; 3) whether large limbs extend over structures, patios, walkways or an area where cars are parked; and/or 4) location of utilities or other infrastructure.

Policy to Address Tree Removal and Management: Upon the Association’s discovery of any hazardous or dangerous tree, whether on its own accord or by way of a complaint, the Association will notify the specific Lot Owner of the potential for damage related to such tree.

Within sixty (60) days of such notification, the Lot Owner shall either remove the hazardous or dangerous tree or present sufficient evidence that such tree is not located on the Lot Owner’s Lot and thus not the Lot Owner’s responsibility.

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If the Lot Owner believes that the tree is not a danger or that the hazard or danger posed by the tree can be avoided by removing less than the entire tree, then, within sixty (60) days of the notification, the Lot Owner shall present to the Committee a Tree Risk Analysis. The Tree Risk Analysis is a detailed and comprehensive assessment of the hazard or danger posed by the tree conducted by a certified arborist with a determination of how best to eliminate any hazard or danger. The Tree Risk Analysis must consider factors such as site characteristics, tree defects, conditions that affect the likelihood of tree failure, tree health, the species' profile, history of past tree failure and potential targets.

All tree work performed to eliminate the hazard or danger posed by any tree shall be performed in accordance with the ANSI A-300 Standards and follow industry Best Management Practices.

Bears

Feeding of Wild Mammals, in particular Black Bears, is Prohibited.

Definitions:

"Attractant" as used in this Policy will include any substance which could reasonably be expected to attract a Wild Mammal or does attract a Wild Mammal or other animals.

"Wild Mammal" as used in this Policy shall include any mammal which is not normally domesticated in this state, including but not limited to, black bear, deer, coyote, fox, opossum, raccoon, and skunk.

Prohibitions:

- A. No Lot Owner shall knowingly, willingly, or intentionally feed, or in any manner provide access to food, to any Wild Mammal.
- B. No Lot Owner shall knowingly, willingly, or intentionally leave or store any Attractant, including but not limited to garbage, refuse, food product, pet food, grain or feed, potentially including bird seed, in a manner designed to attract any Wild Mammal or other animals.
- C. No Lot Owner shall place, expose, deposit, distribute or scatter any edible material or Attractant anywhere within Holly Forest for the purpose of feeding or enticing Wild Mammals.

Exceptions:

- A. Bird feeders are allowed but efforts must be made to make such feeder inaccessible to Wild Mammals.
- B. Household pets may be fed outside but only single portions should be used, and uneaten food must immediately be brought in once the pet is finished so as to avoid becoming an Attractant.

Resources:

Additional information about black bears, safety tips, bird feeders, and encounters with bears, etc., may be found at: <https://bearwise.org>.



Roads – Prohibition on Parking

RULES AND REGULATIONS:

1. All passenger vehicles, including but not limited to cars, vans, pickup trucks and sport utility vehicles, owned or operated by any Lot Owner, their family members, guests, tenants, or other regular occupant, must be parked in the driveway located on the Lot.
2. Parking of any type vehicle in and on the road or right of way within Holly Forest community is strictly prohibited except as allowed below.
3. Parking in and on the road or right of way is allowed in the following limited circumstances:
 - a. Owners, their family members, guests, tenants and other occupants may park their trailers, campers, boats, recreational vehicles or other non-passenger vehicles in and on the road or right of way for no more than 24 hours when loading and unloading.
 - b. Owners, their family members, guests, tenants and other occupants may park their passenger vehicles in and on the road or right of way for no more than 24 hours when needed for overflow parking.
 - c. Construction or other work vehicles may park in and on the road or right of way during normal work hours when performing work for any Lot Owner.
4. No Lot Owner may improve the right of way located on its Lot for the purpose of parking.
5. Any damage to the road or right of way related to parking shall be immediately repaired by the Lot Owner, tenant or other occupant.

Short Term Rentals

RULES AND REGULATIONS:

1. Only properties that are current with all maintenance dues and any fines that have been imposed may be used as a rental.
2. There is a two (2) night minimum rental requirement for all property being used for short-term rental.
3. All properties being rented must have a signed RENTER INFORMATION SHEET on file with the Holly Forest Property Owners Association.
4. All renters will need an amenity card upon arrival for access to the Sapphire Valley amenities for a fee of \$2.00/day with a minimum of 2 days or \$4.00/card.
5. The cards will be issued at Sapphire Valley Community Center, Monday - Friday 8:00AM – 5:00PM at 207 Sapphire Valley Rd., Sapphire, NC 28774. For additional information please call 828-743-7667.

Defining Nuisance

Standard for Nuisance: The unreasonable interference with the use and enjoyment of one's property or home, whether such interference is intentional or unintentional.

A Nuisance may result from any offensive odor, noise, use of property, light pollution, visual appearance or like activity, which the Board of Directors, in its sole discretion, determines to violate the standard set out above.

A Nuisance may include, but is not limited to, the below activities:

1. Maintaining or keeping animals within the boundary of any Lot except dogs, cats or other usual and common household pets for noncommercial purposes; however, if those pets or other animals which are permitted to be kept make objectionable noise, endanger the health or safety of other residents or their pets the same shall constitute a nuisance.
2. Any activity which emits foul or obnoxious odors or creates a repeated level of noise or other condition which tend to disturb the peace or threaten the safety of the occupants of other Lots (this paragraph shall not preclude normal and customary use of power tools, lawn mowers, and other yard maintenance equipment).
3. Any activity which violates local, state, or federal laws or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation.

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4. Pursuit of hobbies or other activities which tend to cause an unsanitary or unsightly appearance to exist on one's Lot.
5. Outside burning of trash, debris or other materials.
6. The repeated act of using any loudspeaker, horn, whistle, or other sound device so as to be audible to occupants of other Lots between the hours of 10 PM and 7 AM, except alarm devices used exclusively for security purposes.
7. Use and discharge of firecrackers and other fireworks.
8. Dumping of potentially hazardous or toxic substance anywhere in the Association, including one's own Lot.
9. Discharge of firearms.
10. Operation of motorized vehicles on the roads of the Association which emit noise to such a level as to disturb the public order; however, nothing prevents the use of sirens associated with emergency vehicles.

Defining Unsightly

Standard: What is "Unsightly"

Webster's Definition of Unsightly: Anything hideous, ugly, unappealing, or displeasing.

HOA's Definition: Unsightly can be best described by examples: Neglected property, specifically, excessive peeling paint, lack of paint or stain, boarded up windows, excessive lawn debris, leftover construction debris, unused dumpsters, garbage, litter, and abandoned vehicles, trailers, boats, campers, or commercial equipment; Missing roofing, foundations in deteriorated states, abandoned homes with broken and/or open windows; Any deterioration that puts the property in a state that can be seen by the passing public that shows neglect.

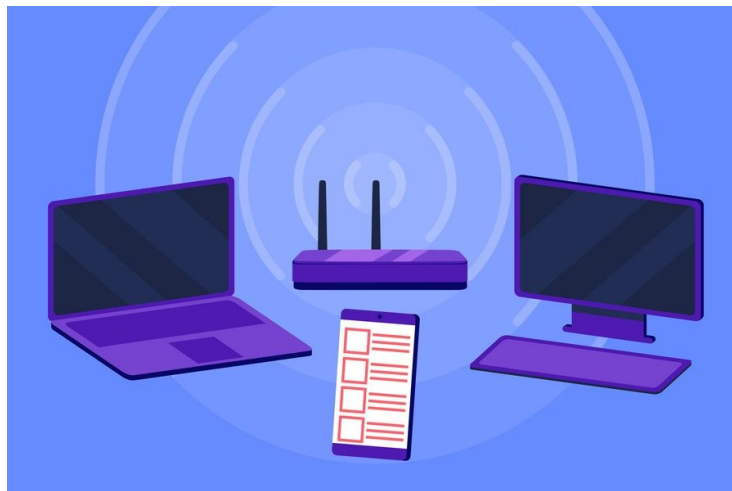
INTERNET UPDATE

Happy to say that we are almost finished in Holly Forest with the conduit installation and with good weather we will be done pulling fiber as well by the time you receive this newsletter!

Account Questions?

Sean Juman-Singh, Account Manager for Altice, can be reached via email at ResiBulkNCWV@AlticeUSA.com or you can call/text him on his cell at (910) 408-6895 Mon-Fri 9 a.m.— 6 p.m.

If you have a service impacting issue outside of normal hours or on weekends, please call the 24-hour Customer Care team at (866) 659-2861.





HOLLY FOREST ASSOCIATION, INC.
127-B Cherokee Trail
Sapphire, NC 28774

Professionally Managed By:



CLIP 'N SAVE DIRECTORY

Capital Vacations Mgmt Office	828-743-7667
Recreation Center	828-743-1171
Community Center	828-743-7663
Amenity Office	828-743-1163
Tennis Center	828-743-1181
Slopeside Tavern	828-743-8655
Blue Ridge Public Safety	828-743-2199
Sapphire Valley Racquet Club	828-743-1181
Fairfield Lake Boat Dock	828-743-1182
Red Bird Golf Links	828-743-1991
Sapphire National Golf Club	828-743-1174
Mica's Restaurant & Pub	828-743-5740
Sapphire Mountain Brewing Co.	828-743-0220

HOLLY FOREST ASSOCIATION BOARD OF DIRECTORS

Donald Terrill, President
John Daly, Vice President
John Hill, Treasurer
Gym de Moye, Director
Richard Zacher, Director
Melissa McKinnon, Director

*This newsletter by the Holly Forest Association is
designed to inform property owners of the events
and news of Holly Forest.*

Address changes should be sent to:
Capital Vacations
127-B Cherokee Trail, Sapphire, NC 28774