

Holly Forest

• 2023 NEWSLETTER •



HOLLY FOREST NEWSLETTER

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President's Message

- Holly Forest -

Presidents Day, 2023! The start of the New Year for the Holly Forest Board of Directors (BOD). February 21st is the first Board meeting of the new year with much important work ahead of us. No matter where you live the weather this past year has been "interesting". Here in the mountains of Western North Carolina, mother nature can't seem to make up her mind, warmer than normal / snow and cold / rain, what will tomorrow bring?

For your BOD this year, the answer is ROADS! Last year, the weather revealed that the true state of many roads and culverts throughout Holly Forest needed attention. Former Board member John Daly worked hard driving throughout the community assessing what was needed to bring the roads back to what they should be. He brought his findings to the Board with his suggestions, the Board listened, there was much discussion, a plan was decided upon, and the initial actions were taken. We soon found out we had a big obstacle to overcome - money! How could we accomplish everything that needed to be done without dramatically raising fees or implementing a special assessment? The answer is a five-year plan for attacking the worst problems first and then prioritizing these problems from worst to least. This process will not only take time, but it will also take your understanding of prioritized items to complete and their timeframe as well as your patience.

Last year taught us a few very important things:

(1) The BOD must communicate better with you in terms of what the HOA is working on and how much it will cost;

(2) Many of the culverts under our roads are 40+ years old and made of metal and metal rusts! There is a process, however, that allows us to line these culverts with a concrete-like material that will reinforce the culvert. While not inexpensive, this process is much less expensive than digging up a road, replacing everything, and then rebuilding the road.

(3) Thanks to COVID and inflation the cost of paving one mile of asphalt has risen 400% in the past two years.

I am sure other problems will face the BOD this coming year and we will work on solving those problems in ways that are the most beneficial for you, the HOA member! One last thing, there are several Board seats coming vacant this year, think about what you can do to help Holly Forest. The annual meeting, scheduled for August 3, is a great place to announce that you want to serve! Nominations are due by June 15. There are more details in this newsletter.



Don Terrill
President
Holly Forest Board of Directors

Treasurer's Report

Our dues collection rate through December 31, 2022 was 99.9% of budget which is comparable to 2021.

In 2022, we only did a small amount of paving which was on Black Oak Drive. We used a new paving technique called "mill & fill" and "crack seal" which does not produce an attractive result but does maintain the integrity of the road and may possibly extend our paving interval. Currently, most of our 75 roads are in good condition.

Most of our 2022 road work consisted of addressing our "culvert crisis." We have over 300 culverts in Holly Forest; many of which were constructed 40 or 50 years ago and are now failing. We have been using a new sleeving technique which provides a more durable culvert at a lower cost. In 2022, we started inspecting all culverts prior to paving and inspected over 60 of our 300 culverts.

The substantial cost increases for our paving, patching and road infrastructure projects required us to increase 2023 assessments by \$102/lot from \$748 to \$850 or 13.6% which is our largest increase since 2010.

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 2023 Annual Meeting of the Holly Forest Association, Inc. will be held on August 3, 2023, in the Sapphire Room at the Sapphire Valley Community Center, located at 207 Sapphire Valley Road, Sapphire, North Carolina.

There are four positions on the Board of Directors to be elected as the terms of John Hill, Melissa McKinnon, Thomas Taulbee, and Richard Zacher 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 fill out the Board Candidate Application that has been included with the distribution of this newsletter. **All applications must be submitted no later than 5:00 p.m. on June 15, 2023.** 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. 101
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 28774.

To confirm receipt of your application, please contact Crystal Vereen via email at cvereen@capitalvacations.com.

HOLLY FOREST ASSOCIATION 2023 MEETING DATES

Please note that all Board Meetings will be held at 4:00 p.m. in the Community Center.

April 18th
May 16th
June 20th
July 18th
August 3rd (Annual Meeting 10am)
September 19th
October 10th

Association Happenings!

Homeowners are encouraged to sign up for email blasts from the Association. You can do so by accessing your owner portal at www.capitalvacations.com or by calling the Capital Vacations management company Front Desk at 828-743-7667. You can also keep up to date with association events and projects by following us on Facebook: <https://www.facebook.com/hollyforesthoa>

For the safety of all Holly Forest residents, please come to a complete stop at all posted STOP signs and always drive slowly. Thank you for driving cautiously through our community!

IT IS THE RESPONSIBILITY OF EACH HOMEOWNER TO CLEAN & REPAIR THE CULVERTS THAT RUN UNDER THEIR DRIVEWAY!

Let's all be good neighbors and be respectful of others when it comes to our pets:

1. Clean up after your pet.
2. Keep your pet on a leash.
3. Take steps to keep your dog's barking from becoming an issue.

Thank you for doing the right thing! We appreciate you!

ECC Reminder

If you are planning to perform any exterior improvements to your home or property, please submit an ECC application for review and approval. You can download a copy of this application from the website at www.hoahollyforest.com. It's listed under Owner Resources.





THANK YOU!

