



# Holly Forest

## 2024 SPRING NEWSLETTER

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# President's Letter

Holly Forest residents welcome to 2024! Another exciting year for Holly Forest and your HOA.

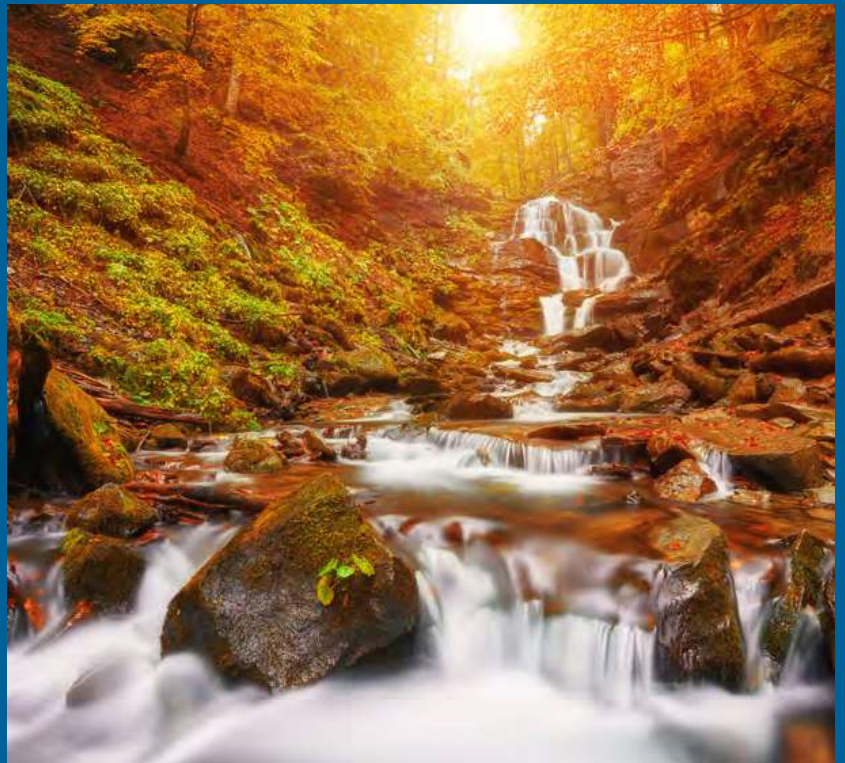
Mark your calendars for August 8th, that will be our annual membership meeting. A chance to hear about the state of your HOA and elect new Board Members. if you would like to be a Board Member submit your application now. Details will be provided in this newsletter.

We continue to work on our road repair schedule as the weather improves, allowing our contractors to repair culverts and road surfaces.

Heavy planning is ongoing for our Concert on the Slopes series, always a high point of our beautiful summers! The annual Yankee Doodle July 4th celebration looks to be better than ever! Additionally, we now have a Social Committee and they have "hit the ground running"! By the time you read this we will have already enjoyed their first function, a St. Patrick's Day Dinner w/music. More of that in the future!

In closing I ask you all to continue supporting Holy Forest and the Board of Directors and please consider putting your name on the ballot at the Annual Meeting!

**Don Terrill**  
**President**





## Association Update

Our dues collection rate for 2023 was 101.29% of budget, which is slightly higher than 2022. Total operating fund revenue was \$36k over budget and total operating expenses were \$66k under budget for a net positive budget effect of \$102k. Collection of prior year maintenance fees, plus interest and penalties, accounted for \$30k of the extra revenue. Substantial budget savings on grounds and landscaping and snow removal accounted for most of the expense decrease. Due to the total positive effect on the budget we ended the year with a cash surplus of \$121k in the operating fund compared to \$27k in 2022.

The reserve fund ended 2023 with a net profit of \$49k since our paving expense was \$48k under budget. As a result the reserve had a cash surplus of \$63k compared to \$7k in 2022.

Our Disaster Recovery cash account has a \$208k balance so we're well positioned for any emergency storm repairs to our roads and infrastructure.

Everyone is aware of the major increases in our paving and culvert repairs over the last two years. Our road committee, after reviewing the results of other associations' road projects, has determined that we can possibly extend our paving interval by four to six years by using a "mill & fill" and "crack seal" process for our roads. Currently, none of our seventy-five roads need paving. We will begin applying the new process to our roads which should maintain the integrity of the roads while extending the service life at a substantially lower cost.

We are also using a new sleeving technique for repairing culverts which actually provides a more durable culvert at a lower cost. In 2022 we started inspecting all culverts prior to paving. So far we have inspected over sixty of our three hundred old corrugated metal culverts.

Due to the substantial increases in our paving and road infrastructure projects it was necessary to increase the 2024 assessments from \$850 to \$960 or a 12.95% increase.

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](mailto:Jrhcpa1443@gmail.com)



*Sapphire Valley, North Carolina*

## Call For Nominations

The 2024 Annual Meeting of the Holly Forest Association, Inc. will be held on August 8, 2024 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 as the terms of Donald Terrill, Michael Davidson, and Scott Bebout 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 14, 2024. 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](mailto: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](mailto:cvereen@capitalvacations.com).

# Culverts

We would like to remind you of the importance of taking care of the culverts located beneath your driveways. It is crucial to ensure that these passageways are clean and unobstructed. By doing so, you will be contributing to the protection of the overall road infrastructure in our community.

## Why is It Important to Keep the Culverts Clear?

1. **Preventing Damage to Road Infrastructure:** Culverts play a crucial role in maintaining the integrity of our roads. By clearing away debris, such as leaves, branches, or trash, you help prevent clogs and blockages that can damage the drainage system.
2. **Ensuring Proper Drainage:** Cleared culverts allow for proper water flow, minimizing the risk of flooding or water damage to the surrounding area.
3. **Preventing Potential Hazards:** Clogged culverts can create unsafe conditions on the road, especially during heavy rainfall. By maintaining them, you help provide a safe passage for all residents.

# Reminders

1. Please be mindful of noise levels, particularly during late evenings and early mornings. It is important to respect the tranquility of our community.
2. As a responsible pet owner, it is crucial to clean up after your pets. This will help maintain a clean and sanitary environment for everyone.
3. Avoid using excessive or unnecessary lighting, particularly in the vicinity of your neighbor's properties. Excessive lighting can disrupt the peaceful enjoyment of their homes.
4. If you notice anything odd or out of the ordinary, such as a suspicious person, a dip in the road, or even a road sign that has been knocked down, please reach out to us right away. Our team is dedicated to addressing any safety concerns and ensuring the safety of our community members. By reporting any suspicious activities or potential hazards, you play a vital role in maintaining a safe and enjoyable environment for everyone.





# Holly Forest Board of Directors

**Donald Terrill**

*President*

2022-2024

**Melissa McKinnon**

*Vice President*

2023-2025

**John Hill**

*Treasurer*

2023-2025

**Richard Zacher**

*Director*

2022-2024

**Michael Davidson**

*Director*

2022-2024

**Scott Bebout**

*Director*

2022-2024

**Chris Guttormsson**

*Director*

2023-2025





## Social Committee

We are excited to announce that the newly formed social committee has been working hard at planning some exciting events for all homeowners. Please be on the lookout for additional details, which will be distributed via email blasts, Facebook posts, and bulletin boards near the mailbox stations. These events will be a great way to connect with your neighbors and have a great time together. We hope to see everyone there!

## Contact Information

To ensure accurate and timely delivery of important updates and information, it is imperative that you update your contact information for Capital Vacations. This can be done by logging onto your owner portal at [www.capitalvacations.com](http://www.capitalvacations.com) or by calling 828-743-7667.

If you have any questions or need assistance with updating your contact information, please contact Capital Vacations at 828-743-7667. They will be happy to assist you.

## Environmental Control Committee

If you plan on taking down any trees, or making any exterior additions, remodels, or new construction to your home or property in Holly Forest, it is imperative that you contact Capital Vacations at 828-743-7667 to fill out the necessary forms and acquire approval from the Environmental Control Committee. You can also download these forms by visiting your website, [www.hoahollyforest.com](http://www.hoahollyforest.com) under Owner Resources. Failure to comply with this requirement may result in fines.







Travel.  
Gather.  
Smile.  
Repeat.

