



Holly Forest

2025 SUMMER NEWSLETTER

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President's Letter

Holly Forest Owners,

Instead of the usual President's letter updating you on our activities over the previous year, I am sending the following from Paul Robshaw from Vision Cashiers. He is on a mission to get these items in the hands of as many of us as possible. Before getting to Paul's message, I want to share the experience of one of our neighbors in HF 6. A couple of weeks ago his wife experienced symptoms of a heart attack. He called 911 and the response from the new Rescue Squad facility on HWY 64 took 20+ minutes in light morning traffic.

From Paul:

This letter is about saving lives.

Recently a group in Cashiers took the **CPR course** at the **Glenville-Cashiers 911 Rescue Squad**. Here is what was learned:

- Anyone, even children, can have sudden cardiac arrest.
- Heart disease is the biggest cause of emergencies and owning a defibrillator is critical to saving lives.
- If we've learned anything from the recent storm, we need to be prepared for emergencies.
- When one has a sudden cardiac arrest event, they have 4 minutes to restart the heart or irreversible brain damage can occur and death can happen in about 8 minutes. It takes 911 anywhere from 6-12 minutes to get there so restarting the heart is critical, in the moment, as you wait for 911 to arrive and stabilize the patient.

We took a poll of friends to see how many owned a defibrillator and were shocked to learn that few do. Probably because they are expensive (retail at about \$1,700+). Also, people think they don't know what to do with it when an event happens. (A surprise is that the device has a voice and walks one through every step of the way.)

Vision Cashiers sought and met the largest distributor in the nation for Philips, the manufacturer. We explained that Vision Cashiers is a non-profit in Cashiers doing great things for the betterment of the community. We explained that it is sponsoring a major com-

munity campaign to get people to prepare for emergencies.

We wanted to receive a major discount to convince people to buy them and negotiated a cost of \$853 including shipping to Cashiers and no sales tax.

We asked if they have any other products the home should have, and they said two:

1. **A first aid kit**
2. **A choke recovery device (replaces the Heimlich maneuver)**

Each of these retail for \$45 and \$69 and we secured a discount to \$32 and \$60.

We have also prepared a summary of tips and videos and will send them to you if you decide to participate. Plus, we have worked with the new Rescue Squad (911) on 64 to provide CPR courses monthly. The cost is \$35, and sessions are being held monthly. If interested, you can sign up by clicking here> <https://www.glenvillecashiersrescuesquad.org/vccs-cpr>

Vision Cashiers is doing this as a community service with no markup. Please seriously consider the purchase, but there is no obligation. You can order any number of each device. They would be a great gift to your children. The distributor can ship the entire order for a nominal charge (\$15) anywhere in the country. In general, we receive shipments in Cashiers for \$3 per defibrillator and distribute from there.

If you are interested, please email Paul Robshaw (paulrobshaw@me.com) with what you would like to purchase. The distributor requires payment prior to shipping so Vision Cashiers wires the funds, and we ask you to send a check for your purchases to Vision Cashiers to reimburse it for the payment. Feel free to pass this offer on to anyone you care about. It's all about saving lives.

Chris Guttormsson

Board President, Holly Forest Association

Treasurer Report

Our dues collection rate for 2024 was 99.62% of budget, which is slightly less than 2023. Total Operating Fund revenue was \$121k over budget, and total Operating Expenses were \$1,500 under budget, for a net positive budget effect of \$122k.

Collection of prior year Maintenance Fees, plus interest and penalties, totaled \$151k, of which \$125k was for Wyndham's delinquent fees. The substantial increase in Operating Revenue permitted us to cover the Helene storm clean-up expenses without having to use any of the cash from our Disaster Recovery Account. The Reserve Fund revenue was \$14k over budget and our paving and infrastructure expenses were \$68k under budget, for a net positive budget result of \$82k. Our Disaster Recovery cash account has a \$211k balance so we are well prepared for any emergency storm repairs to our roads and infrastructure.

The net result of some good management enabled us to end the year with a \$245k cash surplus in the Operating Fund and a cash surplus of \$188k in the Reserve Fund which permitted us to limit our 2025 dues increase to \$48/lot or 5% from \$960 to \$1,008.

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



Manager's Letter

Dear Holly Forest Homeowners,

As we step into 2025, I want to extend warm wishes to you and your loved ones for a happy and prosperous year ahead.

I encourage you to check out the Important Reminders section in this month's newsletter for key updates and information. To ensure you stay informed, please contact the management office to verify that your contact information is current—especially your email address—so you don't miss any important announcements or community updates.

Additionally, remember that copies of your HOA documents and meeting minutes are always available for your review on our website at hoahollyforest.com.

We look forward to another great year together in Holly Forest. If you have any questions or need assistance, feel free to reach out to the management office—we're here to help!

Warm regards,

Jennifer Gainey



Important Reminders

1. Exterior Renovations

If you are planning any exterior renovations, including but not limited to siding replacement, painting, roofing, landscaping improvements, paving, or additions, please contact the Capital Vacations Management office. You can reach us at 828-743-7667 or visit us in person at our office located inside the Red Bird Golf Pro Shop at 127 Cherokee Trail, Sapphire, NC 28774. It is important to obtain prior approval before beginning any exterior work to ensure compliance with community guidelines.

2. Exterior Lighting

When selecting and placing exterior lighting, please be mindful of your neighbors. All exterior light fixtures must be fully shielded or hooded, pointed downward, and positioned in a way that prevents the lighting footprint from being directly visible from other properties or public roadways.

3. Wildlife

Our community is fortunate to share space with a variety of wildlife, and we encourage everyone to be respectful and mindful of their presence. While it can be tempting to interact with or feed wild animals, we strongly discourage feeding wildlife. Feeding wild animals can disrupt their natural behaviors, create dependency on humans, and may attract unwanted visitors to your property.

To maintain a safe and balanced environment for both residents and wildlife:

- **Avoid leaving food outside**, including pet food, birdseed, or open trash, as these can attract animals.
- **Secure garbage cans** with bearproof lids to prevent wildlife from scavenging.
- **Observe wildlife from a distance** and allow them to remain undisturbed in their natural habitat.

If you encounter any concerns regarding wildlife or have questions, please visit ncwildlife.org for resources and assistance.

4. Culvert Maintenance Reminder

With the arrival of spring and the increase in rainy days, we ask that you check to ensure your driveway culverts remain clear and unblocked to allow for proper stormwater drainage.

5. Social Events

Join your fellow Holly Forest neighbors for a fun-filled afternoon behind the Community Center along the beautiful Horsepasture River on Saturday, June 28, 2025 from 11:00 a.m. - 2:00 p.m. Enjoy delicious BBQ and hot dogs, music, and games for both children and adults.

Reservations are required in advance and may be made by contacting the Capital Vacations Management Office at **828-743-7667** or visiting in person at **127 Cherokee Trail, Sapphire, NC 28774**.

We look forward to seeing you there!

Board of Directors - Call for Nominations

The 2025 Annual Meeting of the Holly Forest Association, Inc. will be held on August 7, 2025 in the Sapphire Room at the Sapphire Valley Community Center located at 207 Sapphire Valley Road, Sapphire, North Carolina.

There are three (3) positions on the Board of Directors to be elected as the terms of Chris Guttormsson, Melissa McKinnon, and John Hill will expire at the meeting. All Board members will serve two-year terms. Additionally, there are two (2) vacant seats to be filled; one seat will be for a two-year term, and the other for a one-year term, at which time the candidate can have his/her name placed on the ballot for the 2026 election. 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 July 14, 2025.**

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.

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





Holly Forest Board of Directors

Chris Guttormsson
President
2023-2025

Melissa McKinnon
Vice President
2023-2025

Jon Hill
Treasurer
2023-2025

Michael Davidson
Director
2024-2026

Scott Bebout
Director
2024-2026



Travel.
Gather.
Smile.
Repeat.

