

High Vista Homeowners Association

March 2011

President's Message

It is almost time for our annual meeting and the election of the board of directors for the High Vista Homeowners' Association. It is also time for my run as your President to come to an end. It has indeed been my pleasure to serve you the past four years, but all good things must come to an end.

These past four years have proven extremely productive for our community as we have worked together to improve security, road conditions, services, and the overall appearance of our neighborhood.

During my tenure as President, my appreciation for this wonderful community has grown. We truly are the hidden gem here in the mountains of Western North Carolina.

High Vista is a wonderful place to live and raise a family. Let's all do our best to make it an even greater place to live as we get involved and work together. Thank you for giving me this wonderful opportunity and I look forward to watching High Vista continue to grow and improve.

Thomas McClain, President

EASTER EGG HUNT

The HOA invites all High Vista children age 10 and under to an Easter Egg Hunt with the Easter Bunny. It will be held at the Community Park on Saturday, April 23, 2011 at 10:00 A.M..

Bring your basket. We'll see you there!

ANNUAL MEETING

The Annual HOA Meeting is set for Thursday, April 28, 2011 at 6:30 PM in the Clubhouse Laurel Room. Enclosed in this newsletter is your ballot for electing officers along with their profiles, as well as the proposed budget for the coming fiscal year.

RESIDENT DIRECTORIES

NEW RESIDENT DIRECTORIES WILL BE PUBLISHED AFTER THE ELECTION. PLEASE CALL 890-0031 OR EMAIL hvhwa@morrisbb.net WITH ANY CHANGES YOU WANT MADE TO YOUR NAME, ADDRESS, PHONE NO. OR EMAIL ADDRESS NO LATER THAN 4/15/2011

Roads

High Vista Drive has been reopened! The repairs to the retaining wall and the hill seem to have stabilized the situation.

Striping on Honey Locust from High Vista Drive to Chestnut Ridge was completed during March.

The repairs that were to be made to Country Club Road prior to resurfacing have been made. We have not moved to the resurfacing stage yet because an agreement with the Country Club over the transfer of the road to the Homeowners could not be reached. There are no current plans and/or schedule to resurface this road.

Larry Rich, Director, Roads

Treasurer's Report

As we approach the end of our fiscal year, we have collected 94% of our general assessments. This year's outstanding accounts receivable currently total \$16028.28. Finance charges and liens on these accounts have been sent out in accordance with our covenants. \

Spending through February 28th is as follows:

Roads	\$ 99,187
Community Improvements	\$ 22,304
Security	\$ 79,020
Social	\$ 2,014
Administration	<u>\$ 76,694</u>
Total	\$279,219

Invoices for 2011-2012 annual dues have been mailed. Prompt payment will help maintain your community.

Also enclosed is the 2011-2012 proposed budget which will be discussed at the annual meeting along with 2010-2011 expenditures.

Thanks to those of you who pay your property dues in a timely manner.

Eydie Sloane, Treasurer

Security & Safety

The winter of 2010-2011 was hard on the gates and operating equipment causing multiple malfunctions. However, we did not have as many problems as we did in 2009-2010. This was partly due to replacing the operators at most of the gates with new equipment and upgrading the electrical and DSL phone lines.

The community cooperated with the inclement weather and parking policy as much as possible and that was greatly appreciated. When we had a few problems, the residents involved were very cooperative and corrected the problem promptly.

We continue to have some problems with people "tail-gating" through the gate behind a vehicle that has properly opened the gate. This is a dangerous maneuver that should be reported.

We are updating the approved visitor and posting orders for the guards to be easier and more consistent with changes in the community. Information will be forthcoming shortly.

Please keep in mind when reporting incidents that we need as much detail as possible. Optimally we need: Date, Time, Address, Names and if involving a vehicle, the Make, Color and License Plate number (digital photos are great). The more details we have, the better we can address the situation. You continue to be our eyes and ears in the Community and we cannot function without your help. Please don't ever think that your phone call is a bother. We cannot address matters that we don't know about.

I will not be on the HVHOA board next year, so I want to thank each of you for your cooperation and assistance. Please give the new Security Director the same consideration.

Richard Early, Director Security

HOUSING

One new Building Permit was approved and issued in this quarter. Preliminary approval for a second Building Permit was recently granted.

The Housing Committee will be considering new Building Permit regulations to deal with the issue of unapproved tree cutting prior to construction starts.

John Roth, Director Housing

Community Improvements

The street sign boxes at Red Oak/Sourwood, Chestnut Ridge/Sourwood, Chestnut Ridge/Walnut, High Vista Drive/Poplar and Ivy Road were repaired after winter damage.

The trees along the entrance to the South Gate were pruned. Pruning was also done at the common area on Fairway Falls Road and Vista Falls Road.

Thanks to Wade and Judy Williford for beautifying the corner and sign box at Chestnut Ridge/Laurel Drive and to Joanne Palmeri for her continuing work at the Chestnut Ridge/Wild Cherry sign box.

Charlie Meek, director of business development for Landmark Landscapes lists the benefits of mulching:

- 1) moisture retention - A 2 to 3-inch layer can do a lot for retaining moisture which will reduce the need to water. In summer, plants can dry out quickly. Do not place mulch against the trunks of trees or shrubs. When mulch depth exceeds 3 inches some may need to be removed.
- 2) weed control - Mulch can help stop weed germination and translocation. Seed to soil contact is important for weed seeds to germinate so adding a layer of mulch can help avoid this contact.
- 3) maintaining consistent soil temperature - Keeping roots cool in summer can help a plant survive and also help create a jump start in spring by retaining heat in the winter.
- 4) control of soil erosion - A properly applied layer of mulch can inhibit erosion of banks and hillsides that are devoid of plant material.
- 5) aesthetics of landscape - Adds definition and clean borders to bare planting beds and shrub borders. Adds contrast to the colors of annuals, perennials and flowering shrubs.

Regardless of the type or product used, any mulch will bleed color or fade in six months of initial application. To keep the color crisp use a high-quality product at least twice a year. Winter is a good time to mulch.

Enjoy your summer!

Gina Philbrick, Director Community Improvements

Government Liaison

Recently, the City of Asheville identified those areas where they may consider annexation activity. Based on the map that was published, our Buncombe County residents appear to be safe for the foreseeable future.

A&D, the sewage utility primarily utilized in the Falls is on the radar again. The North Carolina Department of Environment and Natural Resources has put them on notice regarding the irrigation pond they maintain on the golf course. It is leaking into the stream and appears inadequate for the volume of treated water that is being pumped into it from the treatment facility across 191. While the Club (because it owns the land) and A&D have both been put on notice, the Club has been cooperating with NCDENC for some time regarding this matter. The HOA is watching the matter closely as it impacts well over 100 residents who use A&D's services.

Jeff Hinshaw, Director, Government Liaison

Property Services Manager

We have recently upgraded the **Approved Guest List** for residents at the Main Gate. The new system enables the guards to access your information more readily. If you are new to High Vista or have not updated your information in the past 30 days, please take the time to do so. You can either visit the guardhouse between the hours of 7am and 6pm, or you can call the guard at 891-8418. If you stop by the guardhouse, you can request a blank **Approved Guest List** form and fill it out at your convenience. When listing contact numbers, it is helpful to have cell or work numbers in case the guard cannot reach you at home.

If you are expecting someone to visit your home that is not on the **Approved Guest List**, please contact the guard prior to their arrival. This makes the system work efficiently and it minimizes the time your guest has to wait to be approved for entry into the Community.

Please let me know if there are specific issues regarding access into the Community that need to be addressed. I can be reached at bbepsm@att.net or by cell phone at 828-290-8343. Thanks for your help in making this system work more effectively.

Bruce East

Walking on the Golf Course

The Club would like to advise residents that they are not permitted to walk on the golf course paths during hours of regular play - 8 AM until dusk. Anytime you are on Country Club property you are doing so at your own risk. Lastly, we respectfully ask that you pick up after your pets whether you are walking on the paths or if you live adjacent to the course and your pets wander onto Club property. We fully support HOA covenant #5, regarding restraining pets and cleaning up after them.

Thank you for your cooperation in these matters.

Robinson Pub

Effective April 1st, the Robinson Pub and Frankie Bones will no longer be open to the Public. Only Club members, their guests, and Club guests (golfers, member prospects) will be served in the Pub. We regret having to make this change but there was insufficient participation from non-members this past year to warrant keeping it open to the public.

Andy Gleydura, President HVCC BOG

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