

# CHRISTIE CHRONICLE

## Newsletter

January 2017 ISSUE 16

CHRISTIE VILLAGE CONDINIUM CO-OWNERS, INC.  
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### 2017 ANNUAL LETTER FROM THE PRESIDENT



I am Charles P Bris-Bois, Jr. (Chuck) and have been elected by the board of directors as president of this association. The board members have a vision of what we will strive for this year: Our vision is to revive Christie Village through the grassroots tireless efforts of volunteers and to increase the membership by 25% (38 new members by the end of 2017)

The first part of this vision is a carry over from previous boards and the trusted, dedicated work of some of our homeowners. The mission of the board is to be accountable to you – all of our homeowners. This board pledges to maintain a responsible, caring attitude by continuing to listen to you, incorporating your request into our vision and to be responsive in a timely manner. Sustainment and continuity of growth are VIABLE and this foundation is the grass-

roots efforts of a few dedicated volunteers. The board will continue to organize self-help projects that give added value to our units. Also, the board is committed to improve our units through inspections and on going repairs. Bringing homeowners (our association) closer together by becoming volunteers builds our camaraderie and gives new meaning to our ownership.

Sharing our experiences that have created wonderful family events at Christie Village is a story we need to continuously tell to others. Membership growth is not the responsibility of a few, but rather a network of ALL of us in asking others to join our association. The board is made up of volunteers that need to hear from you. If seeking and building a thriving, wholesome family atmosphere for you and others is appreciated, then contact any board member or me.

Committed to uniting and growing our members,  
Chuck

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### UPDATE ON WINDOWS INSTALLATION

From: Barbara Freeman

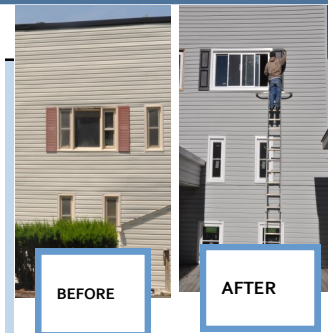
I'm happy to report the windows installation is 99% complete. **Due to slow arrival of the dues, we could not schedule of the installation until December 17.**



Our new shutters were ready. Our owner Emily Boots had picked them out and had sent me pictures and I had purchased them and had them on site. **Everything was ready and waiting.....**

This is not an ideal time for a big installation because it is so close to Christmas and all of the units would be occupied for Christmas. If anything went wrong we could have some upset owners. I was assured they would finish the installation in two days. But, as luck would have it at that time of the year, weather delayed the start from Saturday until Tuesday, Dec. 20. Two days turned into three days. But installation was finished very late on Dec. 22.

Not much time for hanging blinds and cleaning up the mess left behind by the installers and cleaning the new windows and making them sparkle. Plus



the new, longer blinds were not available locally and had to be ordered. Of course they did not arrive in time so we had to make do with some inexpensive curtains.

The final walk through has not been done yet but all of the windows are installed and the new shutters are hung and most of the blinds are hung. The guests that arrived were very understanding that everything was not 100% ready when they arrived.

I'm pleased with the replaced windows. We have windows that open and screens on all the windows. The trim around the windows looks very good. **MY ONLY REGRET IS THAT WE WERE NOT ABLE TO DO ALL THE WINDOWS NOR THE SLIDING GLASS DOORS.** Perhaps next year we can finish the rest of the windows and do the sliding glass doors. It is a very big improvement in Christie Village.



AFTER NEW! WINDOWS / SHUTTERS

## ROMANCE IN THE AIR AT CHRISTIE VILLAGE

I never thought about romance when I thought about Christie Village but this year has proven me wrong. We've had two honeymoons, 1 second honeymoon, and one proposal.

### JUNE HONEYMOON

Our first honeymoon of 2016 was Chris and Elyse who came in June. Chris is the son of owners, Wanda and Ruben. We were so excited!!



Aimee Head, our housekeeper, knows how to make swans out of towels and this would be the ideal time to do a "Honeymoon Swan". Wanda Porter and Ann Scott would make a basket of snacks. Chris and Elyse,

the beautiful couple enjoyed the time at Christie Village and we enjoyed having them stay with us and giving us the thrill of being part of their honeymoon.

### NOVEMBER HONEYMOON

Our second honeymoon of 2016, came from an exchange from Interval International. I don't usually get a phone call when we get an exchange, it's usually a report in email. But the agent called to check out a few details because "her member was giving the week to their son who was getting married. Again I was excited and planned a "Honeymoon Swan" and a basket (learning from our first experience). We were not able to get picture of the happy couple, George and Carolyn but we were pleased to share their honeymoon bliss.



### SECOND HONEYMOON



Ken (86 ) and Joan (85) came to Christie Village on a swap from Interval International on October 7 2016 on their second honeymoon. They were actually married on Oct. 4 2014. Their first honeymoon they went to Maui.

This trip to Christie Village was their second honeymoon. They plan to make the most out of as many honeymoons as possible.

This is the second marriage for both of them, they met at the senior center in Atlanta. Ken grew up in Minnesota and was married for 52 years and his first wife died. Joan grew up in Ohio but lived in the San Francisco area for 45 years but moved to the Atlanta area where she met Ken. As you can tell from the picture they are very much in love and enjoy being with each other.

Their favorite pastime is playing cards and most of the time they play hand and foot canasta. We enjoyed spending time with them and took them to eat BarBQ .



### YELLOW BRICK ROAD PROPOSAL

Chris had stayed at Christie Village in December 2015, shortly after he completed his special training. For security reasons he couldn't talk much about his assignment—only that he would be going to overseas. Chris was a renter and sometimes you only see renters one time but for other reasons I wasn't sure if I would see Chris again after all he was a "Special Forces". You can tell from this picture "Special Forces" are an elite group of soldiers. But, in Dec. 2016, I saw the email and immediately recognized his very unusual email address. I rejoiced, I knew he was back. He explained he would be on a "very special mission" and wanted to rent a unit. I felt like divine guidance had opened up the same unit he had stayed in previously. His "very special mission", he was bringing his girlfriend, Tara, to propose. WOW! I felt like I was part of a Special Mission! They arrived late on Dec 21 in his brand new Chevrolet Truck. And very early in the morning on Dec 23 he proposed to his beautiful girl friend and love, Tara on the Yellow Brick Road. And, Tara said, **YES!**



# Kathy Miller Volunteered to Paint Office



Remember the ugly brown images on the office?



On Tuesday the office was looking so much better!!



## Painting the Office

For many years (just how many we don't know), the office has been plagued with the brown images of the old coke machine and the wire and the bushes. Anything that existed for a period of time left its indelible image on the office. We all hated it, but grew blind to its ugliness and accepted it. The priority to do something about it moved and never bubbled to the top of the list because of all other many things to do. But how marvelous that one person felt the passion to do something about it.



In early October, 2016, our owner, Kathy Miller called and told me she would like to come paint the office. I was excited and thrilled. We settled on Monday, October 10 for the task. Kathy arrived at midday ready to paint—knowing it would take several days because she would be painting alone. The weather was ideal and warm for October. We just had to grab a section of the siding and go to Lowe's and get the paint matched. We purchased paint and primer and a few more supplies. Kathy was able to trim the bushes and put the primer on the end of the office the first day. Already it was looking better but dark was coming and hunger was overtaking Kathy. So more painting on Tuesday.

Tuesday Kathy had a long day of painting but by the end of the day the office was being transformed. Wednesday Kathy finished everything except the windows and touchups. Of course the goal was to not do the back of the office because we need to have some siding patched. WOW, the office looks GRRRREAT now! You can't even see the image of the coke machine. In 3 hard days work Kathy has changed the ugly duckling into the swan. Now the office will not be a blot on the soon to arrive new windows. THANK YOU KATHY FOR VOLUNTEERING!!!!



Kathy in front of the newly painted Christie Village Office

## CHECK OUT THE NEW STEPS



Necessity demanded that we build a new set of steps into Unit 7. Because of the original design we could not patch them, we had to rebuild them completely.



**HAVE YOU PAID YOUR 2017 MAINTENANCE DUES?**

**ALL DUES NOT PAID BY DECEMBER 31 ARE CONSIDERED DELINQUENT.**

**WHY WE VOLUNTEER AT CHRISTIE VILLAGE by Jim and Suzanne**



My name is Suzanne Rizzo and I was voted to be on the board of directors at the annual meeting in September. I would not be able to do this without my husband, Jim Black, he is the support that helps me in my endeavor as a board member. He shares my passion for Christie Village. We live in Michigan and that is a long way from Christie Village so how would we be able to be on the board from this distance?

We are committed to visiting Christie Village once or twice a year for a week. Technology allows board meetings to be conducted via Net Meetings so I can participate via the telephone and that works great. Email allows sharing documents so no more "snail mail".

We have been volunteering at Christie Village and maybe you have read about some of our volunteering in past newsletters. What inspired us to volunteer at Christie Village? First and foremost, it would be meeting board member, Barbara Freeman, such a lovely and hard working lady. Barbara has a vision for Christie village that started about 4 years ago. Once we met her we just wanted to be a part of the restoration process at Christie village.

Jim and I have met so many wonderful volunteers since we starting volunteering at Christie village. We always look forward to our time 'on the mountain'. What we get out of volunteering is a sense of purpose, new friendships, chance to give back, team work and physical and mental rewards.

We can't forget Fred's General Store...early morning trips for their hot cinnamon swirl bread or that late night trip back to Fred's or ice cream treats

Once I became part of the board, I was asked to replicate my enthusiasm for volunteering and be responsible for a new position of Volunteers at Christie Village. Not being sure how that might work, I tried to come up with ideas how to facilitate my newly formed position. One idea is to have a Volunteer

Week. **So I have the whole week starting May 5-May 12 2017 set aside. We have Christie Village units reserved for using for any volunteer to stay in** if they can come to Christie Village to help with volunteering. **Stay a week or a few days. We supply the condo, the tools, the cleaning supplies, and whatever is necessary but you supply the labor and the elbow grease.** You also supply a willingness to join other volunteers involved in the restoration of Christie Village. This is for **Guys and Gals**, Young and Old. Anybody that wants to help, we will have a task for you.

The week will include working during the day and some planned events in the evenings. Possible Examples: group dinners, card party, afternoon hike DOWN the mountain next to a babbling brook, car ride back UP the mountain, evening walk around Lake Coffey or just a get together in the Christie village parking lot to socialize and get to know each other better.

What are some of the tasks we hope to accomplish?

**Outside Tasks:** Clean and arrange flower beds, set out flowers, trim bushes, Clean and arrange/organize supply closets, if you can do carpentry or sheetrock or painting there are also tasks that can be done here.

**Inside Tasks:** Clean and organize Kitchen Cabinets and drawers, Put in fresh shelf paper, Shine/clean up Pots and Pans, Clean carpets, Clean ovens, clean windows and blinds,

Please join us for a fun week of volunteering and socializing May 5, 2017-May 12, 2017.

**May 2017**

Su	Mo	Tu	We	Th	Fri	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

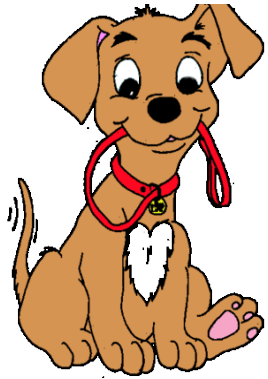
**The board for 2017**

- President Charles (Chuck) P. Bris-Bois, Jr.
- Vice President Robert (Bob) Goldberg
- Secretary Dawn Edgeman
- Treasurer Barbara Freeman
- Administration Ann Scott
- Administration Wanda Porter
- Volunteers Suzanne Rizzo

**“A VOLUNTEER IS A PERSON WHO CAN SEE WHAT OTHERS CANNOT SEE; WHO CAN FEEL WHAT MOST DO NOT FEEL. OFTEN, SUCH GIFTED PERSONS DO NOT THINK OF THEMSELVES AS VOLUNTEERS, BUT AS CITIZENS—CITIZENS IN THE FULLEST SENSE: PARTNERS IN CIVILIZATION”**

**GEORGE H.W. BUSH**

## PET POLICY



The Christie Village Pet Policy has been in effect approximately ten years. Since that time, we have come to know that many of our owners love their pets and consider them part of their family and don't feel comfortable leaving them in a kennel. We also learned that pets do cause additional work because there is additional cleaning once a pet stays in a unit. Because of these reasons, the board of directors have studied the trends to come up with a suitable policy that can welcome your pets and ease the workload and abide by the Watauga County Animal Control Laws when they visit Christie Village. Our new policy is included below and will go into effect March 1, 2017. One of the big changes, Owners will be required to sign a copy of the policy when their pet visits Christie Village.

It's estimated that 70-80 million dogs and 74-96 million cats are owned in the United States. Approximately **37-47%** of all households in the United States have a dog, and **30-37%** have a cat. (Source: APPA)

### Pet Policy

#### For Association of Co-Owners of Christie Village Condominium

The purpose of this policy is to establish an environment that will allow guests to enjoy a pet and demonstrate respect and responsibility to other residents and guests. A signed and dated pet policy will be part of the registration.

\$50 dollars will be charged to co-owners as a pet fee for each animal per week.

\$100 dollars will be charged to rental or exchange guests as a pet fee for each animal per week. The charge shown is the minimum charge, and board or manager has the right to charge additional fees, if the situation warrants.

Each pet requires proof of rabies vaccinations. It is required that pet(s) have all their shots and are healthy.

Request that pet(s) will be treated for fleas and ticks 3 days prior to arrival.

Any guest that has an animal that has not been reported at check in will be charged \$200 and the guest will need to provide verification of vaccination(s) as stipulated by Watauga County Animal Control. In absence of verification of vaccination(s) the guest will have to remove the animal(s) from Christie Village.

All policies will begin on date set by board, and will remain in effect, until changed or cancelled by board.

It is respectfully asked that animals brought to Christie Village behave in a friendly manner towards people, and other pets.

Pets will be limited to dogs and cats.

There will be a maximum of two pets per unit.

Pets cannot disturb other residents during their stay.

Pets must be well behaved and housebroken.

Pets must be crated when the owners are away from their units.

Pets will not be left unattended on the balconies/decks when crated or when the owner is away from the unit. Owners are required to leave a phone number or email (that is checked or monitored) to insure their animal(s) are not disturbing other guests.

It is respectfully requested that pets not be allowed on furniture and beds.

Evidence of animal hair on furniture or bedding will require additional cleaning charges.

No animal of any kind shall be raised or bred in the units or on the property of Christie Village.

The owners are responsible for their pet(s). Any damage caused by the pet(s) will result in additional charge(s).

All pet(s) must be on a leash or crated outside the unit.

Pet owners will clean up after their pet(s) have used the grounds for a restroom. All excrement will be placed in a bag and deposited in the dumpster.

Violation of this policy will be grounds for removal of pet(s) from Christie Village within a 24hr. period.

I have read and agree to all aspects of this "Pet Policy for Association of Co-Owners of Christie Village Condominium".

Signed \_\_\_\_\_ Date \_\_\_\_\_

## DELINQUENCY POLICY

Owners of Christie Village are obligated by our Declarations and By Laws to pay all dues and assessments thereby assuring the financial well-being of Christie Village. Failure of owners to pay dues and assessments on time jeopardizes the associations ability to pay its bills and is unfair to owners who do pay their dues and assessments in a timely manner. This board of directors wants to adopt uniform, non-discriminating procedures to collect dues and assessments in a timely, fair and compassionate manner where all owners can benefit from knowing and abiding by the same rules. Best Business Practices also support these rules.

With much thought the board of directors have voted and approved the Delinquent Accounts Policy below to go into effect on October 1, 2017.

### Delinquent Accounts Policy For Associations of Co-Owners of Christie Village Condominium

The purpose of this policy is to formalize the process of collecting maintenance fees and assessments that are not paid by the required date. It should be noted that mandatory collecting procedures are the best practice to insure fairness and consistency in protecting homeowners that have paid. This is the board of director's fiduciary responsibility and the practice of good business.

1. All policies will begin on date set by board, and will remain in effect, until changed or cancelled by board.
2. Monies owed to Christie Village are due upon receipt of invoice and considered late 30 days after billing of Annual Maintenance Dues Statement. Monies not collected by that date are delinquent and the account is in arrears. Co-Owners will receive a 30, 60 and 90 day delinquency notice. Interest will be added for accounts not paid
3. Co-Owners are encouraged to contact Christie Village treasurer or any board member to state their reason of not paying and how they plan to pay as soon as possible and especially prior to the 90 day delinquency notice. A collection team will contact the co-owner at 90 days to discuss the delinquency to see if there is a problem, i.e. has owner received the statements (perhaps there might be a new address or a mail delivery issue) and to develop a written payment plan if there happens to be a financial problem. The delinquent co-owner will be treated with respect and dignity and these transactions will be kept confidential. The board of directors can authorize a written payment plan for the delinquent co-owner prior to 120 days. Delinquent accounts will be turned over to a collection agency when the account is 120 days in arrears. If written payment plan is initiated prior to 120 days, the delinquent account will not be turned over to the collection agency. If the written payment plan is initiated and said amount(s) not paid on the said date(s), the written plan is considered null and void and the delinquent account will be turned over to a collection agency.
4. In the event the owner is delinquent in the payment of dues, the Association will prohibit the owner from using the unit during the owner's week or to deposit the week in the Exchange organizations until the dues have been paid in full.
5. The treasurer will maintain a list of all delinquent accounts and all accounts turned over to the collection agency. This list will be reviewed by the board of directors monthly.
  - It is understood the collection agency will contact the owner multiple times via phone and mail in an attempt to collect the delinquent account.
  - If the account is collected by the collection agency, additional fees for the cost of the collection will be due.
  - Once an account is turned over to the collection agency that account, even if paid directly to Christie Village, is in the status of "Collection" and the additional fees will be due and payable.