

President's Year End Message

On behalf of the Board of Administrators, I would like to wish all our owners a very happy New Year and a healthy and prosperous 2014.

2013 was a very busy year with lots of changes for Christie Village, starting with a Special Election held in June, and then the regular annual meeting held in September where the current Board was elected.

This Board, with the assistance of many owners and volunteers, has been very active in making changes which will benefit all of our owners. We have been operating without the services of a full time on-site manager. The board members have been manning the office and along with many owner volunteers have been cleaning and making repairs. Those of you who have visited recently have seen those improvements first hand. We've done a lot in a few short months, but there's still more to do.

Our owners bought at Christie Village to enhance their vacation experience either by vacationing at our facility or exchanging for other properties. We are committed to maintaining that value for our owners and enhancing it. Although Christie Village always has been and will continue to be a family vacation destination, your board is committed to operating the complex according to well established business practices. As a Non-Profit Corporation, our operations and our finances will be available for scrutiny by all of our owners. If any owner has a question, just ask and we will answer it quickly and honestly.

At the Annual Meeting in September we announced that Christie Village needs a new roof and other urgent major repairs. We expected to be able to finance these repairs by selling one building to an owner. Unfortunately, that owner was not able to complete the purchase due to personal health issues. We are now forced to pursue other financial options in order to replace the much-needed roof.

One source of financing for these repairs is the assessment of \$100 per unit which was approved at the Annual Meeting, but we have found that is not nearly enough. Our budgeting and many cost-cutting measures have proved very effective, but that is not enough either. We took a long look at our finances, and determined that one of the major reasons that Christie Village has deteriorated over the years is that many owners who hold deeds had become delinquent in their dues and past management did not pursue these debts to Christie Village. Your board and several volunteers have managed to collect some of these past due debts, but that is not enough. In order to collect all that can be collected we have engaged the services of Aspen National Collections, a company which specializes in timeshare collections. Aspen will make collections on our behalf and will assist us with retrieving deeds from delinquent owners based on the board's directive that Christie Village will take back deeds only from owners who are current in their dues. It should be noted that, in accordance with North Carolina Law, a fine of up to \$150.00 may be assessed in addition to the amount owed. It is anticipated that collection of these debts will be sufficient to complete our repairs and put Christie Village on the road to recovery. If you have questions or comments on this initiative, you may phone me at 828-387-2100 or email me at info@christievillage.com

Thank you to all our owners who have already paid or are making payments for their 2014 annual dues. To those of you who have not paid, please contact us- we are eager to work with you to assist you in protecting your investment.

In closing, I would like to thank this year's Board Members and other volunteers not only for their support in 2013, but also for their ongoing dedication and continuing assistance as we move into the New Year. Together, we are moving forward, and 2014 will be our best year ever!

Omar Van Rooyen, President

Winter has arrived at Beech Mountain!

Winter brings an average snowfall of 84.6 inches and transforms Beech Mountain into a winter wonderland. We're on the third snowfall of the season- pack the parka, the boots, the skis, a good book to read by the fire and come on up to Christie Village!

Want to check the weather before you drive to Beech Mountain? Look at: <http://www.raysweather.com/> This website is always up to date, and has the latest weather bulletins from the National Weather Service. Or check our website, www.christievillage.com and click on the WCNC logo to see another webcam of the Ski Beech Resort- we love the early morning sunrise views and we like to watch the snow blowers making snow!



Enjoy our Beech Mountain Area!



Winter Hiking:

Beech Mountain offers over 30 miles of hiking trails, all maintained by the Town of Beech Mountain. Above photo was taken on Grassy Gap Creek Trail on Beech Mountain. Think the snow is too deep to get out on the trails? Stop by the Recreation Center first and trade in your hiking shoes for snowshoes, with their brand new snowshoe rental program. Either way, get out there and enjoy Winter! For trail maps, stop by the Visitor Center or Fred's General Mercantile.

Youth Sledding Hill-

Beech Mt town-maintained sledding hill is hours of fun, and it's FREE. Christie Village has some sleds for loan, or bring Your own non-metal sleds and warm clothes. Hill is located next to the Town Hall and the Beech Mountain Visitors Center. Call (800) 468-5506 for current conditions and hours of operation.

Ski , Ski, Snowboard, Ski, Ski, Ice Skate, Ski, Shop,Ski-

For complete info on activities at Beech Mt Resort, visit www.beechmountainresort.com or call (800) 438-2093. There's always the slopes, but don't forget the ice skating rink, the shopping at Alpine Village, and the restaurants!

Christie Village 2013 Review

We got together for the 1st time in June



Then we got to work- Thank you Volunteers!



We took time to play at the Oz Weekend



We worked a lot more!

- Office Clean-up
 - o Junk and trash removed inside and outside
 - o New office chairs and furniture
 - o Walls cleaned of mildew/dirt
 - Sheet rock replacement and painting
- Data Base Updating
 - o Accounts brought up to date
 - Over 90% now have email addresses
 - Mailing addresses and phone numbers updated
 - o Registered Agent name/address updated with state of N.C.
- Collections of past-due bills
 - o Aspen Collections will assist in collecting past due fees from delinquent owners
 - o Owner teams have emailing and calling past-due owner
 - Thousands of dollars collected! Attend annual owners meeting for update on funds collected
 - Positive responses and gratitude from owners- email addresses collected and contact info verified
- Grounds Landscaping and clean-up
 - o Professional company has mowed grass, trimmed all hedges, mulched flower beds, removed rotten timbers and cleaned up trash around the building that had been there for years!
 - o Chimney caps replaced (will help with water leakage)
 - o Trash bin removed and area cleaned before replacement
 - New latch on trash bin
- Laundry Room clean-up
 - o Non-working machine removed
 - o Linens/towels inventoried; disposed of old & unusable items
 - o Purchased new sheets, linens and towels
- Outdoor closets cleaned
 - o Trash, leaves and debris removed and closets are now usable for storage
 - o New locks put on closet doors containing supplies
- Interior updates-
 - o Uniform plan so all units will be comparable
 - o Flat screen TV's and DVD's installed in most units
 - o Lamps and new shades
 - o New Mattress pads, pillows (with protectors) sheets, towels, curved shower rods & shower curtains
 - o New coverlets for beds; new blankets
 - o New sofas & recliners in some units
- Screen doors from kitchen to outdoor decks on applicable "A" units
- Leaks in buildings
 - o Minor leaks have been repaired in some units; ongoing repairs in others
 - Remaining repairs to ceilings/walls will be completed once new roof is installed
 - Owners are helping! We have a handy-man owner and a skilled cabinet/woodsman who have volunteered their time and expertise
- Roof replacement
 - o Currently have 3 bids for new roof
 - Exploring innovative options for payment of roof replacement
- Mold/Mildew Control
 - o Ongoing issues due to leaks- units not affected have been thoroughly cleaned; rest will be cleaned after roof repair
 - o Expert mold analysis completed; results and future action & clean-up pending

We met again in September at the Annual Owners Meeting



We had a cook-out and some fun!

We ended 2013 with Snow and an optimistic look towards 2014!



Happy New Year to All!