

Fall 2025

Beechwood Lakes HOA

www.BeechwoodLakesHOA.com

NEWSLETTER.



Greetings Beechwood Lakes Neighbors

The most talked about topic is of course the repair and restoration of the road over the earthen dam and the dam itself. What funds have been dispersed by FEMA and how much have we been able to collect. According to information provided to the HOA by FEMA they have paid out \$1,614,591.76. As of this writing we have collected \$1,178,379.46. This leaves a deficit of \$436,212.30. It is understood that not all the funding from FEMA is for the road/dam repair. Some residents did receive money for repairs that their insurance did not cover. How much is to be used by homeowners for personal repairs we do not have a complete total. However, we are expecting to have another \$200,000 to \$300,000 turned over to the community for road/dam repairs. Of the homeowners who did get FEMA money only a few, seven or eight, have yet to turn over any funding promised to the HOA. Of those few a majority are waiting for further estimates for their approved personal damages. The HOA board has been promised those funds in a week.

The HOA board has sent certified letters, emails and posted on social media. We have had a community meeting on the beach and have made every effort to reach out. The board was made aware of an upcoming FEMA audit. This, we have been told, will be for every homeowner and who received FEMA funding. The HOA will also be audited. Apparently they will be asking for receipts and a full accounting of how the money was spent. FEMA will be making sure the money was used for the approved damages and the road/dam repair. We very much look forward to this audit.

Engineering Estimates and Moving Forward with Repairs

Immediately after Helene hit I was asked to help. Getting estimates and having engineers come out to see the damages was the first order of business. Myself, not on the board at the time, and many others in the community started contacting engineering firms. Most were not interested and some referred us to other companies. There were three companies that were able to provide estimates. I personally met with several engineers and construction companies at the dam/road. As did other community members. The overall consensus was one lane was safe for now and had not been eroded. The upper side, except for the spillway, looked good. However the obvious erosion needed to be dealt with. The estimates began to arrive in January.

Myself and other board members have met with these companies. We compared estimates and discussed options. My opinion in writing was requested and I have provided this to the HOA board and it is attached. Everyone is welcome to it. If you would like to see these estimates please join the Dam Committee. We have been asked to keep the estimates confidential. They do not want them shared with other firms. We want to respect their request.

Moving Forward

The next step is to order the geotechnical and lake surveys. The board wants to let the community know we will be choosing an engineering company very soon. Perhaps as soon as the week of October 6th. Many questions were answered at the open meeting on the beach. If you now have additional questions please ask and don't hesitate to give some good productive feedback. Please remember the HOA is made up of volunteers who are neighbors just like each of you. Many of these folks have children, full time jobs and busy lives. We need your help with the management of our community. Don't let all the responsibility fall on the shoulders of only a few. Please consider sharing some of your time with us.

HOA Board Elections/Meeting/Pot Luck at the Beach Saturday November 15thth 1:00pm

Not all current members of the board will continue on. We will have a vote for all board positions that have more than one person running, as per the bylaws. When there is only one nominee per position, the vote shall be by unanimous consent. Meaning if there is only one person running a vote is not needed unless there is an objection.

Current open Officer positions are: Vice President and Treasurer. 2 of the 7 currently held Board of Directors positions are also available. 2 board members have chosen not to run again. The board can have not less than seven nor more than eleven Board of Director members. Rain date Sunday 26th.

Electronic Ballots will be on the HOA website. Paper ballots will be available the day of.

The HOA website will have a link for the nomination of Officers and Board Members. Nominations will close the week before the meeting, November 5th. Electronic votes in by November 9th. Remember only paid up members can vote. Think about getting involved. Most people's initial response is "No, I don't have time". We do have regular meetings to discuss HOA business. We meet once a month so it won't take much of your time. However a commitment is required. What the board requests from you is your interpretation of the codes and covenants, your ideas on community maintenance and improvement and the approval of contracts and budgets. Most of all we want your opinion and foresight on the continued success of Beechwood Lakes HOA. Applying to join the Board of your Homeowners Association (HOA) can be a great way to get more involved in your community and have a say in how it is run.

<p>Treasurer's Report</p> <p>Beginning Balance \$17,020.48</p> <p>Deposits -0-</p> <p>Expenses Estrada Lawn Care \$800.00</p> <p>May & June</p> <p>Estrada Lawn Care \$800.00</p> <p>July & August</p> <p>Estrada Lawn Care \$200.00</p> <p>September</p> <p>TOTAL EXPENSES \$ 1,800.00</p> <p>CURRENT BALANCE \$15,220.48</p>	<p>2025 HOA dues/donations are collected beginning in January. It is the responsibility of all land owners in Beechwood Lakes to contribute: still only \$150 + \$50 for any additional lots.. You can mail a check or pay online at: www.beechwoodlakesHOA.com</p> <p>Beechwood Lakes HOA PO Box 506 Naples, NC 28760</p> <p>However you decide to contribute, please note what year your donation/dues are for. The treasurer wants to accurately credit you. 2024 Dues are still being accepted. If you haven't paid them yet there is still time.</p>
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Synopsis and Opinion of Engineering Firms for Dam/Road Repair

Contact me with questions or comments email4internet@gmail.com

This is my opinion of the three companies we contacted. Feel free to formulate your own opinion. The purpose of the document is to aid the HOA/Community in making the decision in choosing the right firm for the repair of the dam and road. I also recommend not to change companies once the geotechnical and surveys are done. It may be costly in both time and money to change engineering firms once a contract is signed by the HOA.



Alpha & Omega and ECS team up to provide the geotechnical and engineering. They also provide all the services necessary to complete the project. Providing up to 6 construction companies to bid the job. The HOA will get ongoing support and inspections as the construction is proceeding. Checking the construction company has done the work as engineered. Also the percentage of work the construction company is billing the HOA for monthly is accurate. This is my number one pick of the three companies. They always answer the phone and answer questions completely and accurately. These two companies have demonstrated to me they have the ability to deal with the state engineers and permitting offices. Not being the largest firm gives me confidence we will be an important business for them. Another overall very important factor is the bid they submitted falls within our budget.



S&ME is an impressive group with over 1,000 employees and many offices. They are currently working on Lake Tomahawk for the Town of Black Mountain. I have always received very timely communication. Always there to answer any questions. I have full confidence in their ability to perform this task and see it through. However, one big problem with them is the cost. S&ME is \$1,000,000 over our budget. Not only are their fees high but the construction company they had come out estimated \$1.4 million in construction costs alone. Unfortunately due to their high fees and construction costs it puts them out of the running for me. I am hoping they give us another estimate. In my last meeting with them in their Arden office I shared with them our current budget.



Garner Engineering is a small local engineering company. Unfortunately they make themselves a difficult choice for me. Initially I tried to contact them by phone and through their website. I never heard back from them. I finally went to their office in Arden and knocked on the door. At this time I was able to request an estimate. Another community member did also find them and two engineers came out. An estimate was promised and received weeks later than promised. The costs for the initial engineering and geotechnical were in line with the other firms. Communication has been the problem with Garner Engineering. I recently requested a meeting. Again I just went to their office. Mr Garner was on vacation. I left my info. A week after he returned and when I did not hear from him I went there again. Met briefly with Mr Garner to arrange a Q & A. He said he will contact me within 2 weeks. I'll provide my results of that meeting when it happens. For example the above mentioned companies set up meetings within 48 to 72 hours of my inquiry. As of this writing I have not heard from Mr Garner.

A bit about myself.

I am not an engineer however I have held a NC Residential/Commercial contractor license and NC Real Estate Brokers license. I have some experience installing water lines and sewer lines in the City of Asheville for a small subdivision. Doing so I have worked with City Engineers in the water department and MSD as well as employing a civil engineering firm. This also required working with the superintendent of roads and the Asheville fire chief due to the necessary installation of fire hydrants in the subdivision.

Thank you,
Alan Miller
President
Beechwood Lakes HOA
email4internet@gmail.com