



Peppertree Maggie Valley Fall 2023 Newsletter

A Message from the President

Shortly, all our owners will be receiving ballots for electing our Board of Directors where two (2) seats are open. We have four (4) highly qualified candidates vying for these spots, so please vote. Also, the Board is recommending amendments to update our by-laws, last done 2006, and the board recommends a yes vote on each. All the information needed for voting will be included in your packet which you will be receiving shortly along with an addressed return envelope. If there are any questions, please call our office for instructions.

The 2023 Annual Meeting of the Peppertree Maggie Valley Owners Association will be held in the Trillium Room of the Maggie Valley Country Club on November 11, 2023, at 1:00pm. The agenda will include a review of the LH budget, officer reports, discussions on items of interest to owners, completed projects and upgrades, planned upgrades and election results for directors and by-law amendments. You are encouraged to attend the meeting or, if not, join us on Zoom.

As a reminder to all our owners, our Association established Policy #23 in August of 2002 which prohibits personal pets from staying at our resort. The only animals permitted to occupy resort units are service animals. A service animal is trained to perform a specific job for an individual with a disability or health condition, such as, a guide dog for a blind or deaf person. The Association will require documentation to verify the status of both the service animal and accompanying individual. Although the comfort and companionship of our beloved family pets can greatly enhance our quality of life, these benefits do not qualify as “services” within the meaning of the American with Disabilities Act and the Fair Housing Act. As a result, “emotional support animals” are not permitted on the resort unless the owner can establish the animal performs a job to assist them with a disability or health condition. Any animals found on the resort in violation of this policy will be assessed a fee of \$600 per week per pet. The purpose of this policy and fee is to avoid damage to our units caused by animals and protect our owners and guests with allergies to animals. If needed, our front office will assist in recommending local boarding facilities. Additionally, the person responsible for any service animal must remove any feces as this is not just a courtesy; it is an environmental necessity.

As you know, Jonathon Creek, one of the many beautiful waterways in Haywood County, borders our property. Recently, several “Thank You for Not Moving the Rocks” signs located on our property along Jonathon Creek were either removed or destroyed and the Asso GB citation will have to replace them. This creek provides shelter to several rare and protected species, including the Hellbender Salamander. The Hellbender Salamander is a North Carolina species of special concern which means it is illegal to kill, harm, collect, harass, or sell them, and we must take special care not to disrupt their habitat. This means the creek cannot be dammed; rocks should not be moved or stacked in the creek bed; and the flow of water should not be altered by adding or removing rocks from the creek. We understand that many have done just that over the many years, however, conditions and regulations change. North Carolina wildlife experts say humans can harm them just by venturing into the creek

and overturning the rocks which could be their habitat. The creek is a precious natural resource that belongs to all of Haywood County, not just guests at Peppertree. We ask everyone to follow these rules and assist us in protecting and preserving Jonathan Creek as a natural habitat for the Hellbender Salamander.

If interested in receiving the Maggie Valley Club's "This Week at the Club", our owners should email Caitlin Bledsoe at the Maggie Valley Club (membership@maggievalleyclub.com), identify that they are Peppertree owners, provide their email address to begin receiving this newsletter whether you are a single week or multiple week owner. This weekly newsletter provides a lot of information (golf, specials, announcements, etc.). Additionally, any owner can check <https://www.pinhighmvc.com/events> and review the Member Events Calendar for monthly activities. By having access to both, an owner can check what is happening prior to their arrival at our resort. Also, one of our resort's goals, soon, is to improve and update our website coupled with links to area activities as a resource for all our guests.

Merely for information, as with other resorts, we will begin processing a \$100 credit card hold for everyone at check-in as soon as the details can be ironed out. This hold will be to replace unit keys, Club pool cards, pool towels, etc. that were not returned and where the cost is now absorbed by the resort versus the guests responsible for the loss. If the unit is clear and all required items returned, the \$100 hold will be voided.

Reminders

OWNER RESPONSIBILITIES

As owners, we each have responsibilities both to our resort and to our other owners. Listed below are a few as determined by your Board of Directors:

1. Ensure that your owner's contact information is current (address, telephone and cell phone numbers, email address, etc.). Whenever a change occurs to your contact information (mail/email address, landline/cell phone numbers, etc.), the resort needs to be kept informed so you can be kept informed.
2. Ensure that your maintenance fee is paid by the due date each year as this impacts our operations, our budget and the ability to improve our resort.
3. Ensure that your executor/trustee notifies the resort of the deed status (being returned without penalty or inherited).
4. If your personal situation changes or if your deed is unused, contact resort for options.

All the above information is confidential and can be emailed to info@peppertreemv.com or mailed to:

Peppertree Maggie Valley
ATTN: Owner Update
265 Moody Farm Road
Maggie Valley, NC 28751
828-926-3761

We need everyone's help with these priorities so we can improve our investment. If you have any questions, do not hesitate to contact our resort.

HOUSEKEEPING ASSISTANCE

Our great housekeeping staff does a tremendous job of turning over our units on Saturdays and Sundays from check-outs to check-ins. There is only a limited amount of time for this change-over to occur to prevent delays in the unit being available on time for the check-in process. To assist in this, anything an owner can accomplish, such as cleaning spills or returning furniture items back to their original places would be helpful. Placing dirty dishes in @the dishwasher and starting, placing sheets and towels in guest bathroom and cleaning as you go by removing trash and recycling have been a long-time requirement. Many of our owners have been doing this for years and we thank each one of you.

MAINTENANCE ASSISTANCE

Merely for information, please do not place the following items in the kitchen sink disposal unit: chicken bones, potato peels, eggshells or coffee grounds as these items tend to plug our pipes and cause a back-up at the most inopportune time. These items should be placed in the garbage. Also, as a reminder, only toilet paper should be flushed. Examples not to be flushed are diapers, hygiene products, paper towels, wash cloths.

We

Dan West

Vice-President's Report (Club Liaison)

To all my fellow golfers at Peppertree, over the next 3 to 4 months, there will be circumstances that may cause a delay in golf play such as rain or frost. The greens will also be punched at the beginning of September. However, as always, remember that you can call sixty (60) days prior to booking your tee-times. If you have any questions, you may ask them on their website (maggievalleyclub.com) to find out any information that you may need. Also, don't forget to stop by and say hello to our Pro, Adam, in the shop. Adam is available to help you as well.

Birdie's Corner has added new sections where we highlight our local adventures, restaurants and watering holes. The top score is 5 Birdies!

Tuckaseegee Outfitters

Once I arrived, I was surprised by the number of other people who were wanting to place themselves into the inflatable rafts and go down the river for a peaceful ride. I recommend it for the whole family of all ages.

828 586-5050

tuckfloat.com

4 Birdies

Valley Cigar and Wine Company

A phenomenal spot right in the heart of Waynesville. Their lounge outside has an incredible vibe along with great live music where we were fortunate enough to see the DARREN NICHOLSON BAND! Valley Cigar has a huge selection of cigars, a fully stocked bar, local beers and a great selection of wine. A definite must try when you're at Peppertree!! Stop in and visit with the owner Travis and wife Maggie, they've never met a stranger.

828-944-0686

valleycigarandwineco.com

4 Birdiest

Blue Rooster

The best food I've had by far in Waynesville and their fried chicken is second to none! Down home southern cooking, veggies, desserts that are to die for! Blue Rooster's staff is like sitting down with family, friendly and very helpful.

828-456-1997

blueroostersoutherngrill.com

5 Birdies

If you'd like to send in a review of something you visited, please feel free to send it to Rachel and we might just add it to our next newsletter. Until our next tee-off, have a great round.

Bill Davis

Secretary's Report

As mentioned by our president, it is important to respond to both the ballot, asking owners to vote for two candidates for the BOD, and complete the recommended by-law changes insert by voting YES. Much time and consideration has gone into the suggested updates and only changes that directly impact on the rights of our owners are being considered. It should be recognizable to our owners that our resort needs some much-needed repairs and upgrades. Some are already in progress. **We have been operating as though costs have not increased in the last five years. Fees have remained low as costs continue to rise at a rapid rate.** Policies are being updated and reestablished to provide a clear plan for the BOD, management, and staff moving forward, to insure the protection of our property and investments. Staff members are being asked to step up and respond to the owner's request in a timely manner. Fair, firm and friendly will be our approach moving forward, however we are in a time where it is necessary for each of us to do our fair share so that we all can continue enjoying this wonderful resort that we all share.

Pete Santora

Treasurer's and Facilities Report:

Since our last newsletter, we've continued to move forward with making much needed improvements to our wonderful resort. All gutter replacements are complete, pressure washing is complete, the final piece of landscaping is being completed this week, **and we're in the process of replacing all the old mattresses and box springs with new memory foam mattresses and foundations.** We are excited about what we've accomplished and hope our owners and visitors will be as pleased.

Lee Allen

Resort Operations Report

As we gear up for the enchanting fall foliage season, an influx of new purchase, rental, and exchange requests has arrived. To ensure that all owners and guests can relish our splendid resort, kindly inform the front office if you're unable to make your scheduled week or are considering renting out your unit. Your cooperation will optimize the utilization of your week.

Are you active on Facebook? So are we! Join us on the Peppertree Maggie Valley Facebook page for the latest local updates, resort news, newly available purchase and rental opportunities, and more!

Lately, we have observed a rise in wildlife activity, particularly the black bear, in our vicinity. We kindly request that you refrain from leaving food or trash outside your unit and avoid leaving loose trash in designated bins. In the presence of wildlife, it is a shared responsibility to ensure the safety of all, both guests and animals alike. Adhere to these safety guidelines for a secure experience:

1. Maintain 50 yards from wildlife. Animals feeling threatened may exhibit fight or flight responses.
2. ABSOLUTELY avoid feeding wildlife. Feeding them can harm the animals and pose risks to fellow visitors if the animals become aggressive.

Rachel Rose
General Manager