

**GUIDE TO  
High Vista**

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## **Your Guide to High Vista**

Welcome to the High Vista Community. We hope you'll have a long and happy life as a resident of High Vista. You'll find lots of information here about our services and efforts to ensure the highest quality environment for our residents.

In 1976 High Vista started with 340 lots and a golf course on 540 acres. By 1990 there were 112 homes. Today there are 527 lots with 358 homes and a potential for approximately 140 additional homes.

Since High Vista is a private community, we must provide many of the services often done by local or state government. Your annual community assessment covers costs for roads maintenance, security services, and common area landscaping. It also pays for a small part-time staff.

The High Vista Homeowners Association, Inc. (HOA) works to meet the directives of our Protective Covenants and Bylaws. All residents of High Vista Falls and High Vista Estates as well as vacant lot owners are members of the Association.

The Association's operations are governed by a community member-elected Board of Directors. The board meets monthly. Board members serve as volunteers and are not compensated.

The Board sets and executes annual operating and capital improvement budgets. It also contracts for maintenance and security services and adopts policies for security, safety, housing, roads, and community improvements. All meetings are open to all members. We encourage any property owner with an interest in supporting High Vista as a quality community to volunteer as a Board committee member or Board Director.

So that you are well-informed about how we ensure the quality of life here, please read the Covenants. We encourage every adult resident to be familiar with them. In effect, every property owner

has agreed to abide by the Covenants. In those rare instances when this does not happen, the Board has enforcement authority.

If you have any questions or suggestions, just contact the HOA office or one of the HOA Directors. You'll find their contact information in the High Vista Resident Directory and you can find a list of Directors and their duties on our website at [www.hvhoa.net/board.html](http://www.hvhoa.net/board.html).

We sincerely hope you find High Vista to be a place of quality, community, tranquility, and pleasure.

## **A Little History**

In 1976, Dave Robinson and Gary Cordell, living in Candler, were not happy with the golfing they were experiencing. The courses were too crowded and not in especially great shape. So they decided to do something about it. They decided to have their own golf course. Soon they found many friends to support the idea. Next they found 540 acres for their 165-acre course with clubhouse, pool and tennis. The site included a two-story native-stone hunting lodge.

Within a year, the original group grew to 40. They signed up another 160 charter members and raised \$1 million. They bought the property and created a non-profit organization, the High Vista Country Club, Inc.

Each charter member was guaranteed a one-acre parcel from the remaining 375 mountain-side acres. The lot selection was based on a drawing that gave each member an equal opportunity at drawing the best lot. Some of the first members blazed the mountain to establish the roads, which originally were gravel.

In 1983 the Homeowners Association was incorporated. Many of the original members built homes on the sites they drew. Some also bought in and were able to draw additional lots. The first

home in High Vista was built on Vista Lane in 1978. The original owner still lives there.

Since then, over 368 homes have been added on the mountain. In 1987, with land from the Country Club, La Vista Village, a condominium community was established. It now has 17 units in six buildings. La Vista Village has its own condominium association that pays a pro-rata annual assessment to the High Vista HOA. This covers shared security, road maintenance and administrative expenses.

Later, residents agreed to annex 125 acres, just north of the original High Vista boundary. Working with the Country Club and the HOA the developer developed 160 building sites as High Vista Falls. This resulted in reworking five of the back nine golf holes, and constructing a new swimming pool near the newly-built clubhouse. Single family detached and town homes have been built in the Falls. The final phase of the Falls that is currently in development has the potential for 24 single family homes.

### **Board of Directors and Homeowners Association Committees.**

The HOA Bylaws authorize nine directors. They must be Association members in good standing. Eight are elected by HOA members to two-year terms. Elections take place in March or April, at the end of the fiscal year. The elected directors then elect a President, Vice President, Treasurer, Secretary, and a ninth Board member. The other Directors accept Committee Chairs based on their individual talents and interests and staff their committees with resident volunteers.

The committees are:

**Community Improvement** – Administers all common area beautification efforts including intersection boxes and entrances. Sponsors community social events including July 4<sup>th</sup> picnic and fireworks, and annual Meet Your Neighbor party.

**Finance** - Chaired by the treasurer who assists in establishing and monitoring annual operating and capital budgets.

**Housing** – Guides homeowners and building contractors in implementing and adhering to Covenants and policies. Reviews building plans, issues building permits and collects surety deposits and permit fees.

**Government Liaison** – Interacts with local counties, townships, police, and fire units to ensure interests of High Vista are best represented.

**Roads** – Maintains community roads and snow removal with contracts. Committee members also do some shoulder and signage work.

**Security** – Administers gate access, contract security staff and security issues.

The HOA has a part-time Office Manager and a part-time Property Services Manager. The HOA office is located in Suite #4 on the first floor of the old Clubhouse on Country Club Road.

### **Assessments**

Each property owner (whether their property is a vacant lot or an improved lot) pays an annual dues assessment to the HOA. The current annual dues assessment is only \$635 per lot. As stated previously, dues assessment funds are budgeted for road maintenance, security, community improvements, and administrative services.

There is currently an additional annual Roads Assessment of \$560 per lot. This assessment will be billed in May, 2016 and May, 2017 and will then be complete.

Annual dues assessment invoices are sent out in the beginning of April. Interest charges accrue on bills not paid within 60 days. Checks payable to the High Vista Homeowners Association (or HVHOA) can be mailed (PO Box 98, Arden N.C. 28704) or brought to the HOA Office between the hours of 10:00 am to 2:00 pm Monday through Friday.

### **Building in High Vista**

To ensure we keep High Vista attractive and appealing for all of us, we have rules and policies regarding what can be built and how the building or alteration process is done. The HOA Housing Committee issues housing permits and works with property owners and builders throughout the construction process. If you are planning to build a new home here or do exterior alterations please be sure you are familiar with our Covenants and our Architectural Guidelines (available on line at [www.hvhoa.net](http://www.hvhoa.net)).

### **Resident Directory**

This annual publication carries the names, addresses, and phone numbers and, upon request, E-mail addresses of residents. It also lists the Board of Directors and their Committee responsibilities as well as Gatehouse, HOA Office, High Vista Amenities Assoc. (POA) and the Golf Club phone numbers. You'll also find directions on the back cover to use the Gate Tel-Entry system that allows you to admit your visitors via your local phone when the gate is not staffed.

## **Security**

### **Gatehouse & Front Gate Security**

High Vista provides security 365 days a year. The Main Gate is staffed daily, Monday through Saturday from 7:00 am – 4:00 pm and on Sunday from 9:00 am – 4:00 pm excluding major holidays—New Years, Memorial Day, July 4, Labor Day, Thanksgiving Day and Christmas. The Gatehouse phone number is **891-8418**. So that your visitors, contractors and deliveries can

enter, you should let Security know beforehand that they are expected and have your permission to enter. If you do not give prior permission, they may be refused entry. If you want to hire gate security after regular hours to admit your guests for a party or gathering, contact one of the guards at least 3 days in advance to make arrangements for security coverage. If you are going to be away from High Vista for an extended period you may wish to let the guards know.

### **Resident's Entry**

All residents should display a High Vista decal on the windshield of their vehicles. Decals are available free from the HOA office at the time of vehicle registration. The Main Gate Security staff will open the gate for you when they can see your decal. So that you can enter any of the three High Vista gates you'll need a remote clicker which will open the right main gate and barrier arm as well as the Private (South) gate on Highway 191 and the gate on Pennsylvania Road. Clickers are available from the HOA office for \$35. You'll need your vehicle registration information and identification to purchase a clicker.

### **Using the gate clicker**

As you approach the Tel-Entry pedestal, push one of the buttons on the clicker. The clicker should light. (If it doesn't the battery may need replacing. The older Clickers take two, CR2025 batteries, costing about \$3.00 each and are easily available, and the newer black and chrome Clickers take one CR2032 battery.) When you press the button the barrier arm and gate will open. As you drive through, a buried safety loop will prevent the gate and arm from closing on your vehicle. Do not stop in the gate/arm path. Also, never attempt to enter by following another vehicle that has opened the gate nor should you allow another car to follow you through. The gate may close and could cause both damage and injury. Use the clicker to control the gate for only one vehicle. Do not use your clicker to exit High Vista. The exit lane gates and barrier arms are equipped to open when your vehicle crosses the buried loop. Using your clicker may cause the entrance lane gate to open and could allow someone who is unauthorized to enter.



## **Using the Tel-Entry system**

The Tel-Entry system allows you to open a gate for your guests when the Gatehouse is not staffed. Residents must provide the HOA Office with their local phone number which is added to the system's register. The Tel-Entry system does not allow for area codes so this must be a local phone. Once your phone number is registered your guests can contact your phone from the Tel-Entry unit at any gate and you can then open the gate from your phone for them. At the Main Gate, this will open the outside or far right gate. Detailed instructions are provided on the back cover of the Resident Directory.

## **Emergency Services**

### **Dial 911 for Fire, Police, or Medical Emergency**

Most of High Vista is in Henderson County, although there are over 100 homes and vacant lots in Buncombe County. Either county responds to 911 calls, depending on the property location. Police, Fire and Emergency Medical Services units will respond. All have the capability to enter High Vista unassisted. So that they can locate your residence quickly, you should be sure your street address number is clearly displayed on your home. At night make sure the number is well illuminated. If possible have someone outside your residence to guide the response unit to you. We also welcome Sheriff Department staff onto the property at any time to patrol.

Since fire in a heavily wooded area like High Vista Estates can be extremely dangerous, the HOA forbids any open burning. This policy is essential and vigorously enforced. Fire Departments in Mills River (Henderson County) or Skyland (Buncombe County) serve High Vista.

## **Speeding/Reckless Driving**

Speed Limits are posted (25mph in the Falls and 22 mph in the Estates). Our roads are narrow, winding, and hilly and often fog obscured, so it's really important to drive slowly and considerately. We do enforce the speed limits and fines can be assessed. Some roads have a reflective strip to help you find your way in fog. It is not a centerline, but a guideline. Also keep a sharp eye for turkey and deer. They don't always move predictably. If you witness any reckless behavior or suspicious activity, contact Security and provide as much detail as possible regarding vehicle color, make, plate #, number of occupants, etc.

## **Golf Carts**

HOA and Golf Club policy stipulate that a golf cart should be driven only by a person who has a valid driver's license. This applies on both roads and the golf course.

## **Roads in Winter**

If you are more familiar with weather at lower elevations, or you are accustomed to prolonged winters, you'll agree winter is different here. Generally it is relatively mild and dry. But it does snow here and we do get ice.

Your HOA assessment provides for keeping our roads clear of snow and ice. When the state roads are too dangerous or impassable, then we won't be able to get our 15 miles of private roads open either. Once our contractor can drive to us, then you can expect we will work on the roads for as long as it takes to plow them open, sand and salt as necessary, and continue until even the coldest spots are safe for driving.

When you know bad weather is on its way you may want to move your vehicle to give you the advantage of not having to drive up your nearly impassable driveway. That's fine; just DON'T park any vehicle on the road. If you do, we won't be able to plow that portion of the road, which means you and your neighbors may not be able to drive out at all. Keep your vehicles on your property, and expect the plow to leave a residue of snow in front of your driveway.

Also, please don't call the contractor to find out when you will be plowed out. They are too busy trying to clear the roads to take calls. Also don't ask the plow operator to do your driveway. You certainly can have it plowed later if you like and at your cost, but the common area roads come first.

### **Parking**

If you or your guests are parking overnight in High Vista, be sure the vehicle is on your property and not left on a road or road shoulder.

### **Moving Vans**

Large tractor-trailer type moving vans cannot maneuver on most of our roads. This means that loads have to be transferred to smaller trucks. We have a lot on the property where trucks may be able to make the load transfers. If you are planning a move, check with Security regarding the possible use of the lot.

## **SERVICES**

### **Mail**

The Horseshoe Post Office at 3740 Brevard Road (Highway 64W) serves all of High Vista. Falls residents receive their mail in cluster boxes. Estates residents must provide a USPS-approved roadside box. It must have your house number on it as well.

Outgoing mail will also be picked up if your box flag is up. If you plan to be away for an extended period, the Horse Shoe Post Office (828-891-7761) will hold your mail for later delivery. You can request a hold mail form from your carrier, at the post office or online at [www.usps.com](http://www.usps.com).

### **Newspapers**

The *Asheville Citizen Times* newspaper (828-252-5622) as well as *The Times News*, the Henderson County daily (828-692-5763) is delivered 7 days a week in the pre-dawn hours. If our roads are too hazardous the carrier may leave the papers at the Main Gatehouse.

## **Refuse Collection**

All garbage and trash removal is each resident's responsibility. There is no government or HOA-provided service. Waste collection contractors pick up once a week. Both Henderson and Buncombe Counties offer landfill and recycling.

## **Water System**

In the Estates, residents get their water from a system that originally belonged to the Country Club and later the HOA. Carolina Water Systems, a private company regulated by the State of North Carolina, now owns the system and bills customers directly. All homes are individually metered and charged for water used by that residence. Also, Estates homes have septic systems. There is no common sewer system in the Estates.

High Vista Falls receives water from Hendersonville and is billed directly by the water authority there. Falls residences are connected to a sewer system that is owned and maintained by A & D Sewer System.

## **Power**

Duke Energy is the electrical provider.

## **Phone**

AT&T and Morris Broadband provide phone access. Normal calling areas are either Hendersonville or Asheville based, depending on your location.

## **Cable & Satellite**

Cable is provided by Morris Broadband. Most of the community is cabled. Residences that are not connected with cable can utilize AT&T's service. Dish Network and Direct TV also provide satellite access to the community.

## **Voting**

High Vista residents living in Henderson County vote at the Mountain Horticultural Crops Research & Extension Center on Old Fanning Bridge Road. It is 1.2 miles east of our Front Gate. Residents living in Buncombe County vote at Avery's Creek

Elementary School at 15 Park South Boulevard, off Highway 191 three miles north of the Front Gate, on the right after Long Shoals Road.

### **Pets**

Many residents have pets here. With our open areas and 15 miles of roads, High Vista is a great place to walk and to exercise a dog. But, please note, we do not allow dogs to run loose. Whenever your dog is off your property, it must be on a leash at all times. Residents out walking should not have to be worried that they may encounter an unrestrained and uncontrolled dog. Also if you take your dog into common areas please be responsible and considerate and keep the area clean.

### **High Vista Newsletter**

The HOA Newsletter is published quarterly via email distribution and posting to our [www.hvhoa.net](http://www.hvhoa.net) website. It covers information regarding security, common area and road maintenance, upcoming events, local government activities and budget/finance matters.

### **Community E-mails**

Community emails keep property owners informed of important happenings in the HOA and community.

## **Community Activities**

### **High Vista Amenities Assoc. (POA) and Golf Club**

High Vista Country Club was split into two entities, the POA and the Golf Club. The POA is a social amenity whose members, through their own membership, can socialize at the Pub restaurant, social events, the pool, the park, and tennis courts.

More information may be found on the POA website at [www.highvistapoa.com](http://www.highvistapoa.com). Membership is available by calling the POA office (828)891-8047.

In addition, the Golf Club allows golfing either through membership or pay as you go. The golf course is sculpted into a natural setting, emphasizing the elements that are unique to a true mountain golfing experience. The course was designed by Tom Jackson offering five sets of tees for golfers of all skill levels. Membership and rates are available by visiting the Pro Shop or calling (828)891-8047 or visiting their website at [www.highvistagolf.com](http://www.highvistagolf.com).