

INTRODUCTION AND GUIDE

Beaverdam Run is a unique residential community, in a beautiful setting, in a highly desirable city and region. It is a condominium by definition, but it does not resemble what the term generally calls to mind. We are 136 one-, two-, and three-level units, in semi-detached homes, each quite private and beautifully situated. Our Owners share our 115-acre “campus”, which is comprised of an exquisitely landscaped valley and a dramatic untouched mountainside, as well as stunning views.

The full promise of our magnificent environs is realized through our governance. We are a community of volunteers who give time and talent, reach consensus, and maintain and improve our holdings and our quality of life.

As a condominium community, there are trade-offs. We sacrifice some of the autonomy we may have previously experienced as individual homeowners, but, in return, we shed the burdens of complete individual responsibility for care, maintenance and security.

Our community is completely self-governed, first by a Board of Directors — elected by the Owners — and then, in turn, by relevant committees of Owners. The particulars of governance are covered in various sections of this Handbook. It is noteworthy, and an ongoing point of pride in our community, that all this organizational effort is provided entirely by the people who live here, who bring a broad range of talents and perspectives to their considerable efforts. In return, they enjoy the enhanced quality of life inherent in a well-run community, as well as the camaraderie of their peers. There is always work to be done, and there are never too many people to do it, so everyone is encouraged to become involved. This is true whether you are here twelve months a year or any lesser number.

The purpose of this Handbook is to inform all our Owners, both new and ongoing, about the principles and particulars of our governance, as well as the nature of and modes of access to our amenities. You are encouraged to peruse it and to keep it accessible as a reference. It should always be considered a dynamic work, and you will be given updates as they come into being.

THE VIRTUAL HANDBOOK

You are strongly encouraged to access the community’s website (www.beaverdamrun.org), where all the contents of the handbook also reside. Updates and revisions will appear there before they are disseminated in hard copy. There is also a great deal of information about community activities, household maintenance hints, and Asheville amenities. Community forms can also be submitted or downloaded and printed from the website. This excellent reference can only enhance the value you obtain as part of our community, and it is available to you wherever in the world you have access to the Internet. For ease of use, you may wish to add the website to your Favorites or Bookmarks, or make it an icon on your desktop.

ORGANIZATION OF THE HANDBOOK

The handbook is divided into several sections, indicated in the Table of Contents. Proceed to the numbered tab corresponding to the section you wish to see.

The **First Things First** section follows the Introduction. For those familiar with our previous handbook, this section contains many of the items found formerly in the “Pathways” section. It is shorter, because a number of “Pathways” items are now found in the “Rules and Regulations,” and others were outdated. The topics in this section are placed in alphabetical order, except for the map, which is at the end for ease of access.

The others are:

Amenities	Insurance
Garbage and Recycling	Snow Plan
Gates	Water
Gazebo (mail, bulletin boards)	Property Map (and walking paths)

The other sections of the handbook are as follows:

Declaration and Bylaws: These documents are the legal framework for our Association. If there is a discrepancy between the documents and any other authority, such as our Rules and Regulations, the Declaration and Bylaws would prevail.

Rules and Regulations: This is a valuable and well-organized compilation of the particulars of our day-to-day governance.

Money Matters: There are a few important documents here. “The Basics” is a succinct summary of how the Association has organized the short range and long range expenditures it must make, and a thumbnail sketch of what you get for your monthly assessment. Another document is the Long-Range Capital Plan, which contains the projections of how we will pay for our future needs. This Plan is written for the next 30 years and is updated annually. Those updates follow the plan document. Finally, there is the latest version of the “Financial Policies and Procedures”

Building Maintenance Policy and Guidelines: This document is a comprehensive guide to how our properties are maintained and managed.

Landscape Policy and Guidelines: This document provides the principles and rules by which our considerable and beautiful outdoor property is managed. It also covers policies regarding tall trees and slopes, as well as those for our community gardens.

Association Organization: Here you will discover how Beaverdam Run is organized and view listings of the current year’s Board, Officers, and, if authorized, members of each committee with the Chair’s contact information.

Emergencies: Recommendations for evacuation preparedness and sheltering-in-place during emergencies have been added to the emergency phone number list, alternative-driving directions to and from Beaverdam Run, and discussion of our emergency notification system.

Helpful Hints: These are solutions to household problems, some particular to Beaverdam Run, that you can employ without waiting for, or paying, service providers.