



The Mountain View

Sunalei Preserve Community Newsletter

Fall/Winter
2024

Vol. 4 No 1

A Note from Our Board

Welcome back to The Mountain View!

This newsletter is a friendly way for us to communicate among neighbors. All official POA meeting notes and documents are located on Kuester Management Group's website. Any questions or concerns with the community or the POA should be submitted through Kuester (803) 802-0004 or support@kuester.com.

The Annual Property Owner's Meeting was held August 14, 2024. Ballots and proxies were tabulated, and the current POA Board is now comprised of these neighbors:

- David Lyall (President)
- Mark Schultz (Vice President)
- Sandy Glasser (Treasurer & ARC Chair)
- Karen Blakeslee (Secretary)
- Andrew Houston
- Richard Kiser
- Joe Liberatore
- Gail McQuilkin
- Ross Painter

Thank you to our board members for your time and dedication to the community. We appreciate you all!

Interested in serving on a Sunalei Preserve committee? POA Board members are elected for a term of two (2) years. Four to five seats are up for election August of each year. The Architecture Review Committee (ARC) is made up of neighbor volunteers! Submit your interest to join via Kuester's Committee Application Form: https://kuester1.formstack.com/forms/committee_application_form

Save the Date

2025 Property Owner's Meeting will be held on 8/23/2025 at 12:00 pm at High Mountain Camp.



Photo: View from High Mountain Camp.



Photo: Multi-purpose Trail.

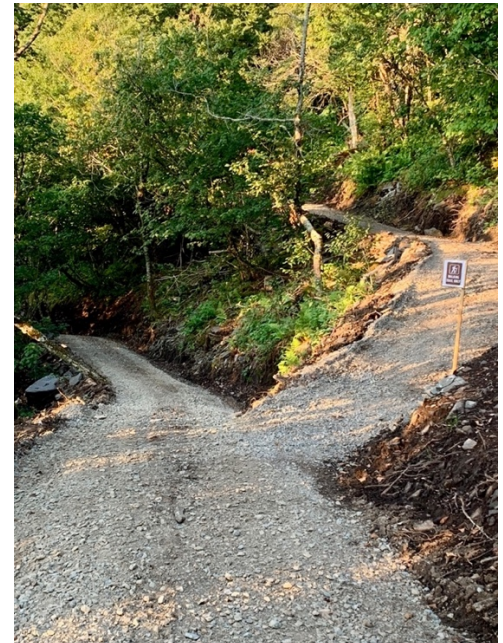


Photo: Walking Only Trail.

Community Happenings

New News and Sunalei Preserve Updates

Community Trails

Yes, actual trails! Our POA Board was able to use conservatory funds, which are collected when a property is sold in the community, to build new trails. The Board was also able to obtain, and now the community owns, 6 additional acres between HMC and our existing 54 acres. Two (2) trails have been completed: a multi-purpose trail and walking only trail. The multi-purpose trail is approximately .4 miles in length (one way) and is accessible by foot, ATV/UTV, bicycle or horse. The walking only trail is about .1 miles in length (one way) and can be entered from front of HMC or from the intersection with the multi-purpose trail. These trails are a welcome asset to the community and have already seen quite a bit of use! Dogs are permitted on community trails.

Roads, Roads, Roads

A major focus of the POA this year has been road maintenance. With the referral from Gail McQuilkin, Sunalei POA was able to contract with a company to seal and repair all 8 miles of community roads this summer. This was a major project and undertaking costing the community around \$350k+, \$260k of which came from the sale of the shelter. Our community roads are the most expensive asset that Sunalei Preserve owns and operates. Ongoing maintenance of our roads is essential and will continue to be a focus for the POA in the future.

Did You Know?

There is a private Facebook group for Sunalei Preserve property owners only. This is another way to stay in contact with neighbors and view current posts from those in the community. If you are interested, search "Sunalei Property Owners" and ask to join the Facebook group.

High Mountain Camp (HMC)

HMC is a beautiful lodge Sunalei property owners share as common community property. HMC has been updated with new TVs, poker table, new ping pong table (all donated by Sunalei neighbors) for your entertainment use. Please help keep HMC clean and be respectful of others by following the posted rules. **NEW RULE:** Dogs will no longer be allowed in HMC itself to avoid any allergic reactions. Dogs are permitted on the grounds and outside deck area.

Exit Gate Updates

The gate to exit the community has had the sensor replaced. This can be a little tricky to engage to open if you are unaware of the sensor's location. **Please stay to the far-right side of the road as you approach the exit. The sensor is located approximately 50 feet before the gate by the sign on the right-hand side of the road.** Proceed slowly towards gate to trigger the gate to open. A "back stop" post has been added to avoid the gate swinging too far and causing damage.

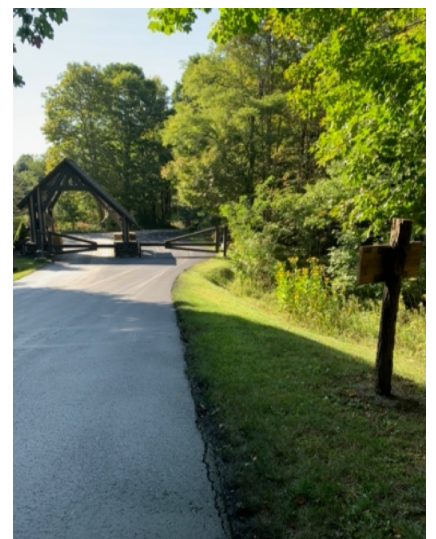


Photo: Exit Gate Approach.

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Fall/Winter Area Events & Festivals

Grab a neighbor and bring a friend to one of these fine upcoming events:

- September 21, 2024 High Country Oktoberfest – Boone
- September 21-22, 2024 Trade Mill Native Heritage Days – Trade
- September 28, 2024 Booneshine Oktoberfest – Boone
- October 4, 2024 Buskers Fest/First Friday Art Crawl – Boone
- October 5, 2024 Boonetoberfest – Boone
- October 5, 2024 Autum Art in the Park – Blowing Rock
- October 5, 2024 Brushy Mountain Apple Festival – Wilkesboro
- October 12, 2024 Appalachian Autumn Market & Fall Festival – Boone
- October 12-13, 2024 Sugar Mountain Oktoberfest – Banner Elk
- October 19, 2024 Valle Country Fair – Valle Crucis
- October 19-20, 2024 Woolly Worm Festival – Banner Elk
- November 23, 2024 Winter Carnival – Morganton
- December 6, 2024 Solar Tree Lighting/Festive First Friday – Boone
- November 29-December 30, 2024 Tweetsie Christmas (select dates)
- January 23-26, 2025 Winterfest – Blowing Rock



Festival Photo above: blowingrock.com
Festival Photo below: exploreboone.com



Neighbor Know How

Have a helpful tip to share for home maintenance? Are there flowers and trees that if planted in Sunalei the deer will eat for dinner? Do you know a reputable handy man, painter or contractor that you would recommend? Sharing information is one of the main goals of this newsletter to help each other out. The information and recommendations shared are not guaranteed, nor are they guaranteed to be included in the newsletter. This is simply an easy way to share “word-of-mouth” information between neighbors.

If you have a suggestion, tip or trick that you would like to have posted in Neighbor Know How, please send to sunalei.newsletter@gmail.com.

Restaurant Row

Local restaurants that you love? New place in town that you just tried?

Please send your favorites to sunalei.newsletter@gmail.com and a list will be compiled based on your recommendations. *This is not a paid ad nor will the newsletter accept advertising.*

You may want to try:

Mountain Cheer Grill Haus – 4020 Roan Creek Rd. Mountain City, TN 37683



“Serves an awesome burger. Cool bar and clean restaurant” – David Lyall



Photo: Allrecipes member

Community Corner Kitchen

Bourbon Slush

From Katharine Schultz

1 – 12 oz can of concentrated frozen orange juice

1 – 12 oz can of concentrated frozen lemonade

Boil 4 tea bags in 2 cups of water for 3 minutes

1 ¾ cups of sugar

2 cups of bourbon whiskey (I use Jim Beam)

7 cups of water

Mix all ingredients in container. Freeze at least 24 hours before use. Can be refrozen. Yields 7 pints.

Recommend making 2 batches for large groups.

Wildlife Sightings

Living in Sunalei Preserve is a privilege that we all share. However, we are not alone! Area wildlife can be found throughout the community, the conservatory and Elk Knob State Park. A reminder to please drive safely, obey the speed limit, and keep an eye on small pets.

This is your newsletter!

Any ideas for content? Have a topic that would be good to share? Please send ideas and any feedback to sunalei.newsletter@gmail.com. Thank you!

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A Letter from our POA Board President

Hello Sunalei!

As of this past election cycle, I was honored to be appointed President of the Sunalei POA Board of Directors. With Joe Liberatore stepping down, I have some big shoes to fill. I want to take a minute to express my gratitude to Joe for his 8 years of service as POA President. He has guided this board and community through many years of opportunities and challenges. His unwavering commitment to making sure Sunalei Preserve remains a community that is true to its founding vision has served us well. Thanks Joe and Michelle.

I would also like to thank Mark Schultz for his hands-on care of our community. He does many things behind the scenes to make sure things are maintained and working around here. Thanks to Sandy Glasser for keeping our finances in shape. Thanks to Andy Houston and Gail McQuilkin for their pro-bono legal advice for the community. Finally, I would like to thank Lori Napier for getting this Newsletter started; she will do an excellent job.

Sunalei is a special place and one that stands out from the other High-Country Communities. As your President, I will do my very best to make sure Sunalei Preserve continues to be a premiere community of neighbors living and sharing in a spectacular place.

Sincerely,

David Lyall

