



# The Mountain View

## Sunalei Preserve Community Newsletter

Spring/Summer  
2025

Vol. 5 No 1

### A Note from Our Board

**The 2025 Property Owner's Meeting will be held on 8/23/2025 at 12:00pm at High Mountain Camp.** Light refreshments (drinks and snacks) will be provided. All property owners are highly encouraged to attend the annual meeting. This is your meeting to be informed and provide a forum for discussion. The 2025 Board of Directors Election will be held during this time.

#### Interested in serving as a POA Board member?

There are 4 open board seats that will be filled during our fall election. Kuester Management Group will be mailing out informational packets with the application process in June. Please submit all required information and documents by the requested date. You will then be listed as a 2025 Board Election Candidate and your profile will be included with the Election Packet which will be mailed early August. Any Sunalei property owner is welcome to be a POA board candidate. Please note, POA Board members are elected for a term of two (2) years.

#### A Letter from our POA Board President

*Found on Page 3*



#### Stay Connected

A reminder that Sunalei Preserve has a community directory located on Kuester's owner portal. Each property owner has the option to provide contact information (including phone and email). Owners are not required to make their information available. However, it is a great resource to stay in contact with neighbors and connect with one another. Your information is only shared with Sunalei property owners. *Kuester does not share or sell any owner's information with outside parties.*

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](mailto:support@kuester.com).

#### The Mountain View is your newsletter

Any ideas for content? Have a topic that would be good to share? Please share ideas and any feedback via email to [sunalei.newsletter@gmail.com](mailto:sunalei.newsletter@gmail.com).



## Community Happenings

### New News and Sunalei Preserve Updates

#### Road Update

Phase 1 Construction on Buffalo Nvno is planned to start May 1<sup>st</sup> (weather permitting) and is expected to take a minimum of 6-8 weeks. We have contracted with Estes Grading out of Boone, NC for the repairs. [www.estesgrading.com](http://www.estesgrading.com) The goal of Phase 1 is to stabilize the road failure, reposition the road, create a new ditch and top with gravel. Travel through the construction zone is to be kept at a minimum. Absolutely no other construction or large trucks during Phase 1. Only residents will be permitted on the road during construction work hours (7am-6pm). Residents living past the road construction are asked to keep deliveries (UPS, FedEx) to a minimum and ship your deliveries to a neighbor lower on the mountain when at all possible.

Phase 2 Road Paving will begin after the gravel road has had ample time to settle. This could possibly take place late fall of 2025. However, it is more likely that paving will occur during summer 2026. Additional communication regarding road construction status will be via Kuester and an update will be provided at the annual Property Owner's Meeting.

#### FEMA Application Status

Sunalei Preserve has applied for FEMA assistance due to the significant damage our community roads incurred from Hurricane Helene. Our application was denied. Our POA Board, specifically Gail McQuilkin, is in the process of appealing this denial. Gail, thank you for your time and efforts! Any assistance received will be a huge win for Sunalei and the community.

#### High Mountain Camp (HMC)

HMC's roof needs to be replaced. This is something that Sunalei Preserve has been saving and planning for over the past 5 years with our maintenance reserve fund. With the excessive high winds and weather at HMC, cedar shingles are not sustainable long term. Our POA Board is working with the Architecture Review Committee (ARC) to evaluate alternative materials. HMC needs to have a 50-year roof installed which is expected to last only 30 years due to the extreme conditions. *Stay tuned...*

#### Sunalei Saturdays - Pot-Luck Social

**The 1<sup>st</sup> Saturday of each month June – September, owners (with their family and friends) are all invited for a pot-luck style dinner and social at High Mountain Camp at 6:00pm.** This is a wonderful opportunity to meet new people and visit neighbors in our community. Bring any type of appetizer, main, side or dessert to share and your own drinks. Come for the food and conversation, stay for the sunsets, pool games and cards as long as you like! Please join us whenever your schedule permits.

Photo: Sunset at HMC with neighbors



Photo: Card game at HMC lower level





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## Spring/Summer Area Events & Festivals

Such a wonderful time to grab a neighbor and bring a friend to one of these fine upcoming events! (Too many to list them all – please check area websites <https://www.exploreboone.com/events/>)

- Ashe County Farmers Market every Saturday 8:00 to 1:00
- Watauga County Farmers Market every Saturday 8:00 to 12:00
- First Friday (of the month) Art Crawl in downtown Boone
- Jones House Concert Series – Free music Fridays 5:30 June-August
- Beech Mountain Summer Concert Series – various dates
- High Country Jazz Fest – 6/13 thru 6/15
- Boonerang Music & Arts Festival – 6/19 thru 6/22
- Roan Mountain Rhododendron Festival 6/21 & 6/22
- Music in the Valle – Free music 6:00 pm Fridays May 24-Sept 6
- Banner Elk Concerts in the Park - Free music Thurs 6:30pm 6/26-8/14
- Blowing Rock Art in the Park 10am-5pm: 5/17, 6/14, 7/12, 8/16, 9/6, 10/4
- July 4<sup>th</sup> Activities all around the area!
- Mountain City Sunflower Festival - 7/12
- Grandfather Mountain Highland Games – 7/10 thru 7/14
- Horn In the West Outdoor Drama – 7/10 thru 8/2
- Symphony by the Lake at Chetola Resort – July 25<sup>th</sup>



Photo above: <https://www.wataugacountyfarmersmarket.org/>  
Jones House Concert Photo below: [exploreboone.com](https://www.exploreboone.com)



## Wildlife Sightings

NC Wildlife Resource Commission has surveyed pure Golden-winged Warblers throughout the Sunalei Preserve. These exceedingly rare and endangered birds nest in the Appalachian Mountains. **Please do not bush hog lots or cut open areas between May through July** because of the endangered birds that nest on the ground in these areas, like the Golden-winged Warbler.



To learn more <https://ebird.org/species/gowwar>.

Photo: Arni Stinnissen /  
Audubon Photography Awards

## Neighbor Know How

Edmisten Heating & Cooling is recommended by multiple neighbors for friendly, professional, and reliable service.

Blue Ridge Mountain Pest Control (Travis Chapman Owner) recommended for rodent removal and professional service.

If you have a suggestion, recommendation, tip or trick that you would like to have posted in Neighbor Know How, please send to [sunalei.newsletter@gmail.com](mailto:sunalei.newsletter@gmail.com).

## Restaurant Row

The Beacon – seasonal menu with live music options – “just good food” in Boone, NC.

La Cucina - homemade Italian outside of Mountain City. CASH ONLY / Reservations Required. Does not serve alcohol but you can bring your own wine!

Lost Province for Pies and Pints – Thursdays in Boone, enjoy half price pints and specials on woodfired pizzas all day. Great place anytime, but especially on Thursday.

Please send your restaurant favorites to [sunalei.newsletter@gmail.com](mailto:sunalei.newsletter@gmail.com)

## Community Corner Kitchen

### Breakfast Old Fashioned

From Lori Napier

Mix ingredients below in drink shaker with 1-2 ice cubes and shake well:

- 2 oz of bourbon (Makers 46 or similar)
- 1 ½ tablespoon real maple syrup (adjust accordingly for your sweetness taste)
- 2 dashes angostura bitters
- 1 dash orange bitters

Pour (strain) into glass over cube ice.

Add the following if desired:

- 1 Luxado Cherry
- Orange peel garnish
- 1 Candied Bacon

Yields 1 drink. I recommend making 2-4 at a time for large groups!



Photo: [anerdcooks.com](https://www.enerdcooks.com)

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## *A Letter from our POA Board President*

Hello Neighbors,

It is great to see the spring weather arrive on the mountain. I hope you and your family are doing well as we embark into 2025 and the year ahead.

The last 6 months have been a challenging time for Sunalei Preserve and western North Carolina. Mother Nature has made her presence known with Hurricane Helene and a snowy winter. The good news is we have survived and are ready to put it behind us.

I would personally like to thank every one of you for paying your first quarter annual dues so promptly. We collected 99% of the dues by the deadline and that allows us to stay on schedule for starting the road repair project. Keep in mind the road may not be paved this summer as we want to make sure the new roadbed is packed down and stable before applying asphalt.

Sunalei continues to grow with three new homes being built this year! We are excited for our new neighbors and hope their building process goes smoothly. Once the road repairs have been completed, the POA Board will begin working proactively, instead of reactively, to continue the maintenance and improvement of our great neighborhood.

This summer we are going to have a monthly Pot-Luck Dinner at High Mountain Camp on Saturday evenings – Sunalei Saturdays! It is a great time filled with food, fun and fellowship. Even if you have not yet built a home, please join us at these Sunalei Saturday Pot-Luck Dinners. A box of fried chicken is always a good choice.

Have a great spring and summer and I hope to see you on the mountain.

Sincerely,

*David Lyall*

