



The Mountain View

Sunalei Preserve Community Newsletter

Fall/Winter
2025

Vol. 5 No 2

A Note from Our Board

The Annual Property Owner's Meeting was held August 23, 2025. Ballots and proxies were tabulated. The following is a list of the current POA Board:

- David Lyall (President)
- Mark Schultz (Vice President)
- Sandy Glasser (Treasurer)
- Karen Blakeslee (Secretary)
- Andrew Houston
- Richard Kiser
- Joe Liberatore
- Gail McQuilkin
- Rodney Napier

The POA Board and the Sunalei community would like to extend our deepest gratitude to **Ross Painter** for his 15 years of dedicated service. Ross's leadership, vision and unwavering commitment have helped shape Sunalei into a premier community. His many contributions will leave a lasting, memorable impact. Thank You Ross!



ARC News and Notes

Sunalei's Architectural Review Committee (ARC) plays a vital role in preserving the beauty, character, and harmony of our community by ensuring that all building projects follow the Sunalei Preserve Protective Covenants. We are grateful for the time and dedication of these volunteer members who serve on behalf of all property owners.

We are excited to welcome **Glen Spain** as the newest member of the ARC! Thank you, Glen, for stepping forward to serve our community. At the same time, we extend our warmest thanks to **Katharine Schultz** for her 4+ years of outstanding service on the ARC. Katharine has generously devoted countless hours to supporting the community and its growth. Thank you, Katharine, for your dedication and leadership!

A reminder for property owners: all buildings and structures within Sunalei must have plans submitted and approved by the ARC before construction begins. Any changes to previously approved plans must also be resubmitted for review with \$100 fee.

ARC documents and other official community resources are available on the Kuester Management Group website: <https://kmg.cincwebaxis.com/>

Photo: Buffalo Nvno repair complete



Photo: Buffalo Nvno repair in progress



Community Happenings

Road Update

Estes Grading has almost completed Phase 1 Construction on Buffalo Nvno. The goal of Phase 1 was to stabilize the road failure, reposition the road, create a new ditch and top with gravel. While slightly behind the original estimated time to completion, overall progress has been steady, and the work is going well. Success and timeliness of the construction would not have been possible without the contribution of **Jim and Paula Smith** who provided dirt and rock from their property for the project. Phase 2 Road Paving is slated for 2026 after the gravel road has had ample time to settle. As a reminder, please limit travel through the construction zone during construction work hours. Thank you to all for your cooperation and patience – and thank you to the 79 out of 80 property owners who paid your assessment on time. This allowed Sunalei to secure the contractor and begin our repairs without delay.

Why is the Front Gate Open?

Hinges on our gate were recently replaced. To reduce wear on the gate during high volume times (construction of roads and homes) the gate is open early morning and closes appx. 1 hour before sunset to keep the unauthorized "sunset seekers" out of Sunalei.

Sunalei Social Events:

Christmas Pizza Party & Gift Exchange at HMC Saturday 12/13/25 at 6:00pm

Informal neighbor gathering to celebrate the season and our fellowship. Pizza will be provided. Please bring your own drinks and cash if you wish to contribute towards the pizza. We will be having Dirty Santa/white elephant gift exchange with a \$25 limit. (optional to participate)

New Year's Eve at HMC 12/31/25

Neighbors plan to gather to ring in the New Year with food, fun *and maybe some fireworks*. If you are interested, please contact David Lyall or Mark Schultz for more details.

Sunalei Saturday Potluck Success

We had fun all summer long with potluck dinners which were held on the first Saturday of each month June through September. We will continue with this schedule for 2026. (1st Saturday of the month at 6:00pm, June-Sept.) This is a wonderful opportunity to meet new people and visit neighbors in our community. Bring an appetizer, main, side or dessert to share and your own drinks. Come for the food and conversation - stay for the sunsets, billiards and games as long as you like! Please join us whenever your schedule permits.

Welcome new property owners - A warm Sunalei welcome to David and Lee Lee King owners of lot H108 on Acorn Nvno.

High Mountain Camp (HMC)

The community lodge is our beautiful amenity which is available for all Sunalei owners to share. On the horizon, HMC will need a new roof and will be a high priority after the roads are complete. *FYI: You may notice a clearer view from HMC as the windows were cleaned this summer.*

After use, please remember to turn off all lights after use and take any trash with you. As a reminder, dogs are no longer allowed inside HMC.

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Fall/Winter Area Events & Festivals

Don't miss this perfect opportunity to gather with neighbors, family and friends at one of the many exciting upcoming events. (Too many to list them all – please check area websites <https://www.exploreboone.com/events/>)

- Buskers Fest / Boonetoberfest - downtown Boone 9/20/25
- High County Oktoberfest at AMB - 12:00 pm to 10:00 pm 9/20/25
- Art on the Mountain - downtown West Jefferson 9/27/25
- Brushy Mountain Apple Festival – downtown North Wilkesboro 10/4/25
- Blowing Rock Art in the Park - 10am-5pm -10/4/25
- Oktoberfest - Sugar Mountain Resort 10/11/15
- Valle Country Fair - Valle Crucis Fairgrounds 10/18/25
- Wolly Worm Festival - Banner Elk 10/18 & 10/19
- King Street Market every week on Tuesday until 10/28/25
- Ghost Train Tweetsie Railroad - Friday & Saturday from 9/19 to 11/1
- Watauga County Farmer's Market every Saturday until 11/29/25
- Festive First Friday (Tree Lighting) Boone 5:00-8:00 pm 12/5/25
- Tweetsie Christmas Railroad (select evenings 11/28 – 12/30)
- Blowing Rock Winterfest – 1/22/26 thru 1/25/26



Photo above: Buskers Fest ([exploreboone.com](https://www.exploreboone.com))

Photo below: Festive First Friday Tree Lighting



Wildlife Sightings

Late August through September, Snake Mountain becomes a flyway for migrating nighthawks. Nighthawks are active at dawn and dusk, especially 30 minutes after sunset and 30–60 minutes before sunrise.

To learn more <https://www.allaboutbirds.org>

Caution hiking / walking dogs during deer hunting season as there are hunters on the borders of Sunalei.

Common Nighthawk by Photosequence



Restaurant Row

Wildwood Community Market – “best sandwiches ever” in downtown Boone.

Eem Boone – Asian eatery located in the Ingle's shopping center off St. Rt. 105.

The Social has rec'd mixed reviews. Some love it – some hate it ... you decide. ☺

Artisanal – Special occasion (fancy) dining with local and seasonal food Banner Elk.

Neighbor Know How

HAVE YOUR GAS LINES CHECKED during annual service or if you have not performed a gas line check recently. This is recommended before relying on propane heat for the winter.

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

The Mountain View is your newsletter

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

Community Corner Kitchen Squash Casserole

From Eric Prugh

- Preheat oven to 375 degrees and grease 9x13 casserole dish.
- In large skillet, add 2 lbs. yellow crookneck squash (cut into 1-to-2-inch pieces) + 1 onion + ½ cup water. Cook med-high heat until tender (8-10 minutes.)
- Stir in 2 grated carrots and cook for 2 minutes. Remove and drain vegetables in mesh strainer and allow to cool.
- Blend together 1 can cream of chicken condensed soup (10.5oz) and 1 cup sour cream. Then combine with squash mixture.
- Combine 8oz package herb stuffing mix and 8 Tbsp melted butter. Place ½ stuffing mixture in casserole dish. Add squash mixture on top of stuffing. Add remaining ½ stuffing mixture to top.
- Bake for 30 min. Remove and cool 5-10 min. Serve warm. Yum!



Photo: themountaikitchen.com/squash-casserole

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A Letter from our POA Board President

Hello Neighbors,

Hard to believe that fall is right around the corner. Looking forward to the crisp air rolling in and the vibrant fall colors throughout the High Country.

The last 6 months have been a vast improvement from when I wrote this letter for the last issue. We have made significant progress on the road repair project thanks to our Engineer Mark Sizemore and our grading expert Estes Grading, Inc. As mentioned earlier in this issue, I am very grateful for the generosity of Jim and Paula Smith for allowing us to pull the fill material for the road repair from one of their lots. This has saved a ton of time and has helped us stay on budget.

I would personally like thank each of the Board Members for their support and guidance over the past 12 months. It truly takes all of us working together to keep Sunalei a special place. Thanks to Ross Painter for his long tenure as a Board Member, as he now steps down from the POA Board. Thank you to Lori Napier for putting this newsletter together and spearheading the Sunalei social events that have been awesome. Thanks to Mark Shultz for keeping our wonderful neighborhood looking good and operating properly.

Hope everyone has a great fall and winter. Look forward to seeing you on the mountain soon.

Sincerely,

David Lyall

