

**Susan Phillips**  
Village Manager

**Stacy C. Eggers IV**  
Village Attorney

**(828) 898-9292**  
[www.seesugar.com](http://www.seesugar.com)



**Gunther Jochl**  
Mayor

**Scott J. Brown**  
Mayor Pro Tem

**Council Members**  
**David Ammann**  
**Wade Wittman**  
**Dick Casey**

## **THE VILLAGE OF SUGAR MOUNTAIN**

**251 Dick Trundy Lane**  
Sugar Mountain, NC 28604

### **Manager's Monthly Report** **May 22, 2026**

**Golf Course:** Golf opened for play on Friday, April 17<sup>th</sup> with a great start for April. April was a record high in comparison to the last five years, with revenue of \$50, 605. May has been slower due to the weather but the golf course is in great shape, and everyone is excited for the 2026 season to get underway.

The major repairs still needed on the course are the stream restoration, culvert replacements, and repairs to several of the cart paths. The final engineering plans and bid package are now complete for this phase of the project. We anticipate advertising for construction bids in the upcoming weeks. There is a bat moratorium that is in effect from April 1<sup>st</sup> until September 30<sup>th</sup> and based on the availability of contractors, we are anticipating not commencing with this final phase of the golf course repairs until September 1<sup>st</sup>. Some of the work that can be completed by our golf maintenance staff will be done during the regular golf season.

**2026 Tennis:** The opening day for the 2026 Tennis Season was Monday, May 11<sup>th</sup>. We will see the start of several of the regular season players returning in the next couple of weeks at which time a regular schedule of play will begin.

**NC DOT Project:** Division Eleven (Avery County) of the NC DOT is currently requesting funding from the NC Board of Transportation for an improvement project at NC 105 and NC 184 (Tynecastle Highway). Improvements are proposed at the intersection by extending the northbound left-turn lane and the southbound right-turn lane on NC 105. NC 184 will be widened to provide a dedicated thru/right-turn movement, and the existing thru/left turn lane will be converted to a dedicated left-turn lane. The estimated cost of the project is \$3,000,000.

**FEMA Update:**

Projects (Expenditures) Submitted for reimbursement:

• Village Hall HVAC unit replacement	\$ 12,240.
• Golf Course Pond Debris Cleanout	\$ 105,739.
• Village Staff labor/Equipment – Debris Removal	\$ 253,135.
• Tennis Courts	\$ 166,387.
• Pedestrian Bridge/Walking Path	\$ 106,698.
• Road Repairs Group 1	\$ 100,874.
• Road Repairs Group 2	\$ 444,169.
• Road Repairs Group 3	\$ 452,733.
• Emergency Protective Measures – Labor/Equipment	\$ 46,897.
• Golf Course (expenditures to date \$ 1,397,348.)	\$ 1,329,372.
• Timber Ridge Road Repairs	\$ 376,336.
• Temporary/Emergency Road Repairs Group 1	\$ 85,477.
• Temporary/Emergency Road Repairs Group 2	\$ 109,818.
• J. Douglas Williams Park	<u>\$ 90,301.</u>
Total submissions to date:	\$ 3,680,176.

Reimbursements received to date:

• Village Hall HVAC unit replacement	\$ 12,240.
• Golf Course Pond Debris Cleanout	\$ 105,739.
• Village Staff labor/Equipment – Debris Removal	\$ 253,135.
• Tennis Courts	\$ 166,387.
• Pedestrian Bridge/Walking Path	\$ 106,698.
• Road Repairs Group 1	\$ 100,874.
• Road Repairs Group 2	\$ 444,169.
• Emergency Protective Measures – Labor/Equipment	\$ 46,897.
• Golf Course	<u>\$ 1,329,372.</u>
	\$ 2,565,511.

Balance of reimbursements due to the Village as of May 8, 2026. **\$ 1,114,665.**

**Sugar Mountain Drive Helene Repairs Project:** A Request for Bids for the Hurricane Helene repairs needed to Sugar Mountain Drive (near the Tennis Courts) has been advertised, with a deadline to submit bids by June 1, 2026. Once a contractor has been selected and a contract agreement executed, work will commence. The estimated costs of this project are \$500K++ and is expected to take about a month to complete.

**Homewood Suites (across from New River Building Supply):** After working with an Environmental Specialist at NC Department of Environmental Quality and Avery County Inspections Director, both representatives have inspected all sites associated with the hotel project and determined all not to be in compliance with the required NC State Soil and Erosion

regulations. The owner of the property, Seth Fellman, and the construction company were issued notice of violations. The fill site at both Ski Country Condominiums and on Banner Creek Road were issued a stop work order by Avery County inspections. They are not allowed to put any additional fill at these sites until they bring them into compliance. They are able to work at the main hotel site and permitted to transport fill to a permitted site across from The Lodge (Best Western Hotel).

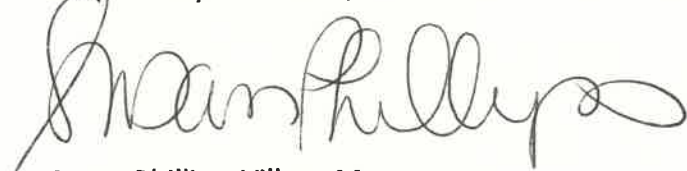
**Roadside Mowing:** Public Works staff have been working diligently to get the road shoulders cleaned of debris from the winter and have begun the first of the season roadside mowing. Road striping has also begun and anticipating completion before the Memorial Day holiday weekend.

**Courtyard Marriott Opening:** The Courtyard by Marriott at the Grandfather Center opened its doors on Thursday, April 23<sup>rd</sup>. This hotel will provide another option for accommodation to our visitors on Sugar Mountain throughout the year. The estimated real and personal property tax valuation for the hotel is \$20M+. At our current tax rate of \$.28, this will add approximately \$56K per year to our tax base. The hotel will also generate approximately \$150K annually in occupancy tax for the TDA.

**Property Tax Collections:** Of the \$1,452,742 total 2025 levy, \$1,441,514 or 99.23% has been collected with a balance of \$11,228 uncollected through May 19, 2026. A balance of \$2,462 remains uncollected for the 2016-2024 tax years. Taxes were due or must be post-marked by Tuesday, January 6, 2026 and have begun to accrue interest and penalties at this time. Letters have been sent as a reminder to all property owners that they have past due property taxes and Tammy has advertised the 2025 tax lien listing.

**Administrative Matters:** The Village office will be closed Monday, May 25<sup>th</sup> for the Memorial Day Holiday. The residential trash pick-up schedule will be on Tuesday and Thursday this holiday week. The Avery County Solid Waste Centers will also be closed on Monday, May 25<sup>th</sup>. The Police Department will be on a regular schedule throughout the holiday weekend.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Susan Phillips", written in a cursive style.

Susan Phillips, Village Manager