

# ECHOES

THE OFFICIAL NEWSLETTER OF CHAMPION HILLS

DECEMBER 2023

[championhills.com](http://championhills.com) | [@ChampionHillsCommunity](https://www.instagram.com/ChampionHillsCommunity) | 828.696.1962

## FROM THE GENERAL MANAGER'S DESK



Dear Owner/Members,

I can't believe that I'm writing another end-of-year letter! It seems like yesterday that we celebrated the New Year and now another one is upon us. As they say, time flies when you are having fun! We are very fortunate that the club continues to prosper. We continue to manage through an extremely difficult labor market with dedicated staff who love Champion Hills and realize what a treasure it is to be here to serve our Membership.

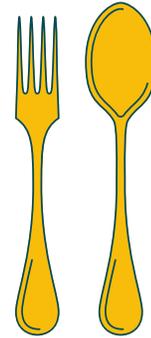
The holidays are here and always bring such joy and excitement, which we love as we get to be a part of helping to make new memories for you. It is also a time of reflection on the many things that we are thankful for in our lives. For myself, I would be remiss if I did not reflect on a few of the many things that I am thankful for:

I am incredibly fortunate to have an amazing wife, two wonderful daughters, and two sons-in-law. I work and live in one of the most beautiful communities, with a stunning view of the mountains. Moreover, I am blessed to work for a fantastic Membership and be surrounded by an excellent team working together to overcome challenges. Every department is focused on one common goal: to provide the best year-round private golf club experience in Western North Carolina!

As we approach 2024, we hope that it will be the best year yet! Thank you for making Champion Hills such a special place. Enjoy the holidays!

See you around the Club,

Alan Deck, CCM, PGA



Thanks to the generosity of our Residents and Members at Champion Hills we were able to collect 673 lbs. of food for the IAM Holiday Food Drive. Our community is so blessed!



## CHAMPION HILLS ANGEL TREE

Once again we are proud to say that this year's Angel Tree program was a success! The Salvation Army and our Champion Hills Associates are beyond thankful to all the Members who helped make Christmas special for their children. All together, gifts were donated for 43 Champion Hills Angels and 93 Salvation Army Angels.

## NOVEMBER TRIVIA WINNERS

Congratulations!  
"Not Smarter Than a Fifth Grader"

Jerry & Odette Coluccelli  
Dung & Christina Phan  
Bill & Marilee Welliver





**CH HOLIDAY PARTY | FRIDAY, DECEMBER 1**  
**5:30 PM COCKTAILS | DINNER 6:30 PM**  
Celebrate with your friends at the Champion Hills Holiday Party! We will also have special music from our very own member and harpist, Kay Jollay.

**RIEDEL GLASS SEMINAR**  
**THURSDAY, DECEMBER 7 | 3 PM - 4 PM**  
Come learn about the history of Riedel while we taste through a lineup of wine. Light cheese, crackers and fruit will be included. Registration is limited to 36 participants. Register today!



**LADIES' HOLIDAY TEA & CRAFT**  
**TUESDAY, DECEMBER 12**  
**2 PM - 4 PM**  
Drop in and enjoy laughter, tea and bites at this special annual tradition!

**KARAOKE CHRISTMAS NIGHT**  
**WEDNESDAY, DECEMBER 13**  
**5 PM - 8 PM**

Join us as we sing along to holiday tunes and favorites! Song selections can be made during cocktail hour.



**UGLY SWEATER PARTY**  
**THURSDAY, DECEMBER 21**  
**4 PM - 6 PM**

Grab your Ugly Sweaters and join us at Third Thursday for this annual tradition!



**NEW YEAR'S EVE CELEBRATION**  
**DECEMBER 31 | 7 PM - 12:30 AM**  
**EARLY CELEBRATION | 5 PM**  
Ring in the New Year with us at Champion Hills!



## WELCOME ERICK FOWLER

Head Golf Professional

We are excited to welcome Erick Fowler as Head Golf Professional. Erick is a skilled PGA Professional, with almost two decades of experience in the golf industry. He has worked at various clubs, including The Clubs at St. James, North Sound Golf Club - Grand Cayman and Springdale Golf Club.

Most recently, he served as the Director of Golf for Maggie Valley Club & Resort. Erick is known for his exceptional Southern hospitality, strong leadership skills, staff development and member engagement. He currently resides in Asheville with his wife Maggie and their puppy Sergeant. Apart from his work, he loves golfing, fishing, hiking, traveling and cheering for his favorite sports team.

## TIP FROM THE PRO | PRACTICE YOUR SWING!



The season is upon us when at times the weather is not cooperative in allowing for play or practice. We have the solution! The Foresight Golf Simulator is up and running. With this technology, you can set up a golf lesson, book a practice session, or even get your foursome together to play Pebble Beach. This is a great way to keep your game sharp! Contact the Pro Shop at (828) 693-3600 or email at [proshop@championhills.com](mailto:proshop@championhills.com).

## THE ELF IS BACK...

Be sure to keep up with your emails for the chance to win prizes! If you think you know the answer to each riddle, email [lilly@championhills.com](mailto:lilly@championhills.com) before midnight each day to be entered into a drawing if your answer is correct.



## WELCOME PATRICK NECESSARY

Director of Restaurants



I am very proud and excited to introduce myself as your new Director of Restaurants. I have been married to the love of my life, Marlowe, for 9 years. We have been blessed with four beautiful daughters, McKenzie, Harper, Emerson and Carter. We are an active family that absolutely loves life here in Western North Carolina. We own a home on top of a mountain and are members of a club that is a major part of our lives.

I grew up in the wonderful city of Indianapolis. This is where I found my life's calling in private club management. I had never stepped foot in a club before I joined the Meridian Hills Country Club team. I was hooked instantly. My passion to serve Membership, build strong food and beverage teams and pursue education in my field, has led me to achieving my Certified Club Manager status and ultimately bringing me to this beautiful club.



I've spent the first portion of my time here at Champion Hills observing, asking many questions and listening. Ingratiating myself to the F&B team has been paramount. As a new leader and partner, I understand that trust must be earned over time, and I am committed to doing so by working collaboratively with everyone involved. My vision is to bring Champion Hills to new heights, and I am confident that together, we can accomplish great things.

I feel blessed to be a part of this team and to have the opportunity to serve you and your family. The Necessary family wishes you a joyful holiday season!

Patrick Necessary, CCM



## CARSON GRAHAM A-B TECH RESTAURANT MANAGEMENT

Carson Graham has been an integral member of our Food & Beverage team for 4 years. He is currently enrolled in the Restaurant Management program at Asheville-Buncombe Technical Community College. The program consists of three semesters of hands-on training to prepare students with exceptional hospitality skills.

Champion Hills Members, Beverly Swartzlander, Gina Tapper, Anna Brown, Debra West and Jancie Bravo planned a dinner trip to the A-B Tech on-campus restaurant back in October. They described their experience as one of the most memorable evenings including a delicious five-star meal, which was cooked by the students and served by Carson.



Gina Tapper said “we were so thrilled to see Carson excelling in his program and took great pride knowing Champion Hills helped to fund his tuition through the Employee Scholarship Program”.

Upon completion of the program, Carson plans to expand his career path even further by attaining his Certified Club Manager (CCM) designation and education in Turf Management to become a General Manager in the private club industry.

Our Champion Hills team is also very proud of Carson’s accomplishments and his strong work ethic. Not only has he been able to benefit from the funds received through the Employee Scholarship, but many other Food & Beverage associates have also attended A-B Tech for their award-winning Culinary Arts & Hospitality programs.



## HEALTHY HOLIDAY TIPS

The holidays are full of family, friends, great food and great memories. When the holiday season rolls around, it's easy to get a little lax on the healthy eating and exercise that we typically maintain. All the festive parties and stress the holidays can bring, can mean a hit to our overall well-being from November to New Year's. But it doesn't have to be this way. Fortunately, with a few tricks, it's possible to maintain a healthy lifestyle year-round.

### **Don't Skip Meals**

Skipping a meal with the goal of saving calories prior to a holiday event can often backfire and lead to overeating due to ravenous feelings of hunger. Having a filling snack can help to curb your appetite and prevent overeating.

### **Contribute to a Healthy Dish**

Ensure at least one nutritious choice is available at potlucks by contributing a healthy dish.

### **Choose Your Splurges**

Scan the buffet or dinner table and choose a couple of holiday favorites to splurge on instead of foods that you can have any other day of the year.

### **Think Color**

Make a plate look festive and aim to cover half of it with fruits and veggies.

### **Choose Drinks Wisely**

Stick to calorie-free drinks, such as water, tea, or seltzer, instead of high-calorie festive drinks. Alcoholic beverages contribute empty calories and can cause you to make poor judgments about food. If you do choose to drink alcohol, do so in moderation, and alternate each alcoholic drink with a glass of water.

### **Visit the People, Not the Food**

Move socializing away from the buffet or appetizer table to prevent mindless eating.

### **Say No to Food Pushers (Politely)**

### **Savor Seasonal Treats**

Having treats once a year will not make or break your weight. Make sure you take time to really taste and enjoy that special treat when you have it.

### **Eat Until You Are Satisfied, Not Stuffed**

No one likes that icky, stuffed feeling after a meal. Eat slowly and check your fullness levels while you're eating. Remember there are always leftovers!

### **Don't Feel Guilty**

If you did overindulge, don't beat yourself up. Just make sure your next meal is healthy and be sure to incorporate exercise into your routine.



## CHAMPION HILLS

# Real Estate

204 CHIMNEY CROSSING  
LISTING PRICE | \$1,150,000



Absolutely beautiful and move-in ready! This home has a tranquil, mountain elegant feel and is almost entirely on 1 level which is very rare in Champion Hills. The great room has a centerpiece floor to ceiling stone fireplace and is open to the dining room and fabulous four season room.

The kitchen is nearby and has its own fireplace in the Keeping Room, there's also a breakfast area and sitting room/office. The spacious primary bedroom has a gorgeous spa-like bathroom. Upstairs has a large fourth bedroom, currently used as an office and has a private bath. The location is on a quite cul-de-sac, with lovely wooded privacy and low maintenance landscaping.



4 BDRM



4 BATH



3,763  
SQFT



## PROPERTY FEATURES

- Living Space is Almost Entirely on 1 Level
- Beautiful Four Season Room
- Two Fireplaces
- Gorgeous Updated Primary Bath
- Large Office or 5th Bedroom Upstairs with Private Bath
- Generator
- Exterior Painted in 2021

# 2024 HOUSING MARKET FORECAST



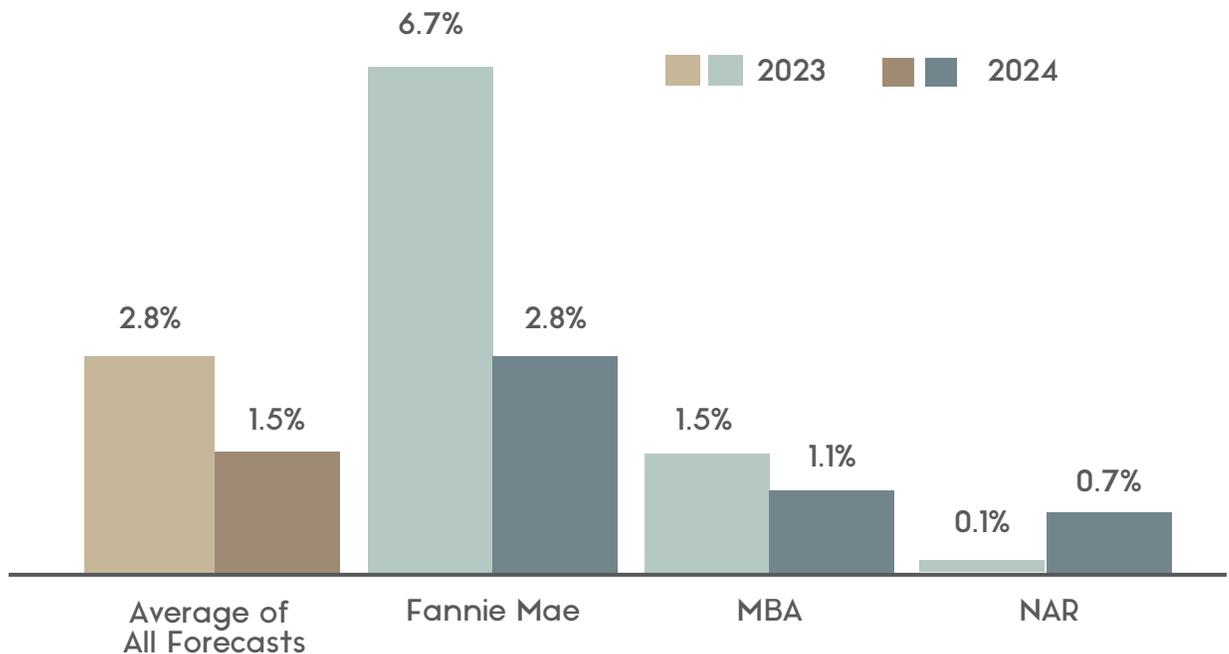
The new year is right around the corner, and you might be wondering if 2024 will be the right time to buy or sell a home. If you want to make the most informed decision possible, it's important to know what the experts have to say about what's ahead for the housing market. Spoiler alert: the projections may be better than what you think. Here's why.

## Experts Forecast Ongoing Home Price Appreciation

Take a look at the latest home price forecasts from Fannie Mae, the Mortgage Bankers Association (MBA), and the National Association of Realtors (NAR):

### Home Price Forecasts for 2023 & 2024

Latest Forecasts by Source



As you can see in the tan bars on the left, on average, experts forecast prices will end this year up about 2.8% overall, and increase by another 1.5% by the end of 2024. That's big news, considering so many people thought prices would crash this year. The truth is, prices didn't come tumbling way down in 2023, and that's because there just weren't enough homes for sale compared to the number of people who wanted or needed to buy them, and that inventory crunch is still very real. This is the general rule of supply and demand, and it continues to put upward pressure on prices as we move into the new year.

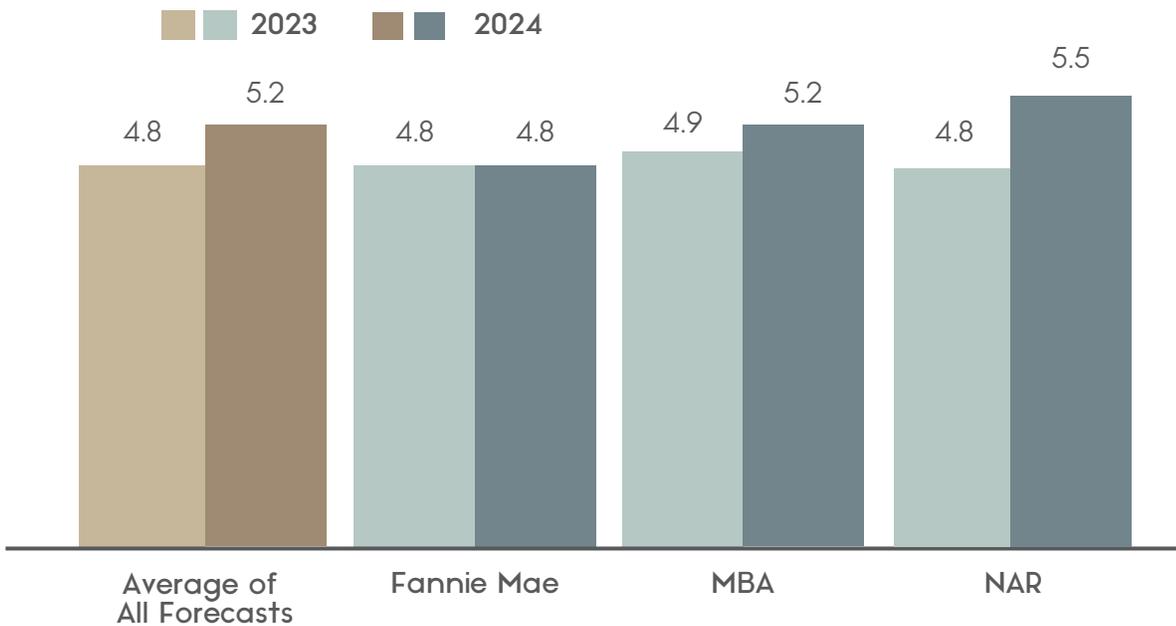
Looking forward, experts project home prices will continue to rise next year, but not as quite as much as they did this year. Even though the expected rise in 2024 isn't as big as in 2023, it's important to understand home price appreciation is cumulative. In simpler terms, this means if the experts are right, according to the national average, after your home's value goes up by 2.8% this year, it should go up by another 1.5% next year. That ongoing price growth is a big part of why owning a home can be a smart decision in the long run.

### Projections Show Sales Should Increase Slightly Next Year

While 2023 hasn't seen a lot of home sales relative to more normal years in the housing market, experts are forecasting a bit more activity next year. Here's what those same three organizations project for the rest of this year, and in 2024:

#### Total Home Sales Forecasts for 2023 & 2024

In Millions



While expectations are for just a slight uptick in total sales, improved activity next year is a good thing for the housing market, and for buyers and sellers like you. As people continue to move, that opens up options for hopeful buyers who are looking for a home.

So, what do these forecasts show? The housing market is expected to be more active in 2024. That may be in part because there will always be people who need to move. People will get new jobs, have children, get married or divorced - these and other major life changes lead people to move regardless of housing market conditions. That will remain true next year, and for years to come. And if mortgage rates come down, we'll see even more activity in the housing market.



# December

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

Empty calendar box for Sunday, Dec 1st.

Empty calendar box for Monday, Dec 2nd.

Empty calendar box for Tuesday, Dec 3rd.

Empty calendar box for Wednesday, Dec 4th.

Empty calendar box for Thursday, Dec 5th.

1  
Holiday Party

2  
Empty calendar box for Saturday, Dec 6th.

3  
Empty calendar box for Sunday, Dec 7th.

4  
Clubhouse  
Closed

5  
Fried Chicken  
Feature

6  
Empty calendar box for Wednesday, Dec 8th.

7  
Riedel Glass  
Seminar  
Thirsty  
Thursday

8  
Empty calendar box for Friday, Dec 9th.

9  
Empty calendar box for Saturday, Dec 10th.

10  
Empty calendar box for Sunday, Dec 11th.

11  
Clubhouse  
Closed  
Club Board  
Meeting

12  
Ladies'  
Holiday Tea  
& Craft  
Meatloaf  
Feature

13  
Karaoke  
Christmas Night

14  
Thirsty  
Thursday

15  
Empty calendar box for Friday, Dec 15th.

16  
Empty calendar box for Saturday, Dec 16th.

17  
Empty calendar box for Sunday, Dec 17th.

18  
Clubhouse  
Closed

19  
Prime Rib  
Feature

20  
Empty calendar box for Wednesday, Dec 20th.

21  
Ugly Sweater  
Party  
at Thirsty  
Thursday

22  
Empty calendar box for Friday, Dec 22nd.

23  
Empty calendar box for Saturday, Dec 23rd.

24  
Empty calendar box for Sunday, Dec 24th.

25  
Clubhouse  
Closed

26  
Flatbread Pizza  
Feature

27  
Empty calendar box for Wednesday, Dec 27th.

28  
Thirsty  
Thursday

29  
Empty calendar box for Friday, Dec 29th.

30  
Empty calendar box for Saturday, Dec 30th.

31  
New Year's Eve  
Celebration

Empty calendar box for Monday, Dec 31st.

Empty calendar box for Tuesday, Dec 31st.

Empty calendar box for Wednesday, Dec 31st.

Empty calendar box for Thursday, Dec 31st.

Empty calendar box for Friday, Dec 31st.

Empty calendar box for Saturday, Dec 31st.

