**Sent:** Tuesday, August 25, 2026 10:39 AM
**To:** Sarah Myers <smyers@exploreasheville.com>
**Subject:** Re: Occupancy Tax

Dear Ms. Myers

Good morning,

Please find attached the documents relevant to the request for penalty waiver for occupancy tax for the period of Nov 2025 till June 2026.
Attaching a letter request and the transaction details.

Thank you,

Regards

Punam Ghimire Risal
813-998-5951

Get Outlook for Mac

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**From:** Sarah Myers <smyers@exploreasheville.com>
**Date:** Monday, July 27, 2026 at 12:23 PM
**To:** Ambarkaar <ambarkaar@gmail.com>
**Subject:** RE: Occupancy Tax

Hello, Punam.

Thank you for your note. I am following up to officially begin the penalty waiver process.

I have attached the BCTDA penalty waiver policy, which includes instructions on how to submit a written request to the Buncombe County Tourism Development Authority (BCTDA).

In the written request, please detail your reason for needing a penalty waiver, the lodging property address, name, and pertinent information, and the amount you're requesting be waived. For ease and expediency, we can accept the request letter as an email attachment. Please ensure it is formally addressed to the BCTDA.

If we receive the written request before our upcoming BCTDA meeting on August 26, we can present the request to the BCTDA board that morning. As you will see in the attached policy, the next step would be approval by Buncombe County Commissioners.

Please let us know if you have any other questions. Otherwise, I will confirm when the letter is received.
Kindly,
Sarah

Sarah Myers She/Her (what is this?)
Director of People, Culture & Strategy
P: 828.333.5831
smyers@exploreasheville.com
27 College Place Asheville, NC 28801

**From:** Ambarkaar LLC <ambarkaar@gmail.com>
**Sent:** Tuesday, August 25, 2026 10:39 AM
**To:** Sarah Myers <smyers@exploreasheville.com>
**Subject:** Re: Occupancy Tax

Dear Ms. Myers

Good morning,

Please find attached the documents relevant to the request for penalty waiver for occupancy tax for the period of Nov 2025 till June 2026.

Attaching a letter request and the transaction details.

Thank you,

Regards
Punam Ghimire Risal
813-998-5951

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August 19, 2026

Buncombe County Tourism Development Authority (BCTDA)

Re: Waiver of Penalty and crediting it to my account #2525 for future use

Dear BCTDA team

Recently I came to know that my new vacation rental management company could not complete the sales and use tax filing for my property. Since then, I have researched and paid all dues including penalties. I am requesting to see if there is a ground for the team to waive my penalty and provide the credit to my account.

Background: In mid 2025, we went under contract with Triad Vacation Rentals to list this home addressed 21 Bees Mountain Dr. for Vacation Rental. The understanding was Triad will be filing the sales and use taxes. On that note, I even requested to have my existing account be inactive.

Amount from the booking for 6% occupancy tax: $1536.09

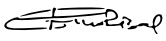
Period: June 2025 till June 2026

Actual paid with Penalty: $1932.65

Request for waiver: $396.55

Thank you so much for your kind consideration. I understand we all in Asheville and (I am being from Tampa, Florida) have been hit hard with the Hurricane in 2024. We did contribute some support towards rebuild Asheville efforts. We are still struggling to be back to normal. Appreciate you reading my request.

Thank you,



Regards

Punam Ghimire Risal
Ambarkaar LLC-EIN: 46-951540
4532 W Kennedy Blvd
295
Tampa, Fl 33609
**Ambarkaar@gmail.com**

Can you please confirm these for Sarah?
Thanks!

Regards,

**Michael Boyko**
**He/Him**
Tax Collections
Daily Collections Supervisor
**(828) 250-4912**
**Michael.boyko@buncombenc.gov**
Physical: 182 College St, Asheville, NC 28801
Mailing: PO Box 3140, Asheville, NC 28802
***Respect. Integrity. Collaboration. Honesty. Equity.***
***Facebook•X•Threads•Instagram•YouTube•LinkedIn***

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**From:** Sarah Myers <smyers@exploreasheville.com>
**Sent:** Thursday, August 27, 2026 4:20 PM
**To:** Elliott Suess <Elliott.Suess@buncombenc.gov>; Michael Boyko <Michael.Boyko@buncombenc.gov>
**Subject:** Penalty Waiver Request | 21 Bees Mountain Drive

Good afternoon, Elliott and Michael.

Can you confirm the penalty amounts due (see below) for 21 Bees Mountain Drive?

And will you also verify that there is no history of past penalty waivers on these accounts?

Thank you so much,

Sarah

**Sarah Myers** She/Her (what is this?)
*Director of People, Culture & Strategy*
P: 828.333.5831
smyers@exploreasheville.com
**27 College Place Asheville, NC 28801**

---

**From:** Ambarkaar LLC <ambarkaar@gmail.com>

**From:** Elliott Suess
**To:** Sarah Myers
**Cc:** Michael Boyko
**Subject:** Re: Penalty Waiver Request | 21 Bees Mountain Drive
**Date:** Tuesday, September 1, 2026 8:21:18 AM
**Attachments:** image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

---

Good morning, Sarah!

This account has not previously submitted a penalty waiver request.

We double-checked, and the actual amount of penalties they paid were $334.43 for this time period. $75.20, $98.71, $15.43, $18.31, $38.52, $54.40, and $33.86 were the individual penalties on the bills that had balances. They did not have any processing fees since they paid with a bank account ACH.

We aren't quite sure where they got the figure of $396.55 from.

Thank you,


**Elliott Suess**
**He/Him**
Tax Collections
Revenue Specialist
**(828) 250-4934**
**Elliott.Suess@buncombenc.gov**
*Physical:* 182 College St., Asheville, NC, 28801
*Mailing:* PO Box 3140, Asheville, NC 28802
***Respect. Integrity. Collaboration. Honesty. Equity.***
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**From:** Michael Boyko <Michael.Boyko@buncombenc.gov>
**Sent:** Tuesday, September 1, 2026 7:50 AM
**To:** Elliott Suess <Elliott.Suess@buncombenc.gov>
**Subject:** FW: Penalty Waiver Request | 21 Bees Mountain Drive

**From:** Ambarkaar
**To:** Sarah Myers
**Subject:** Re: Penalty Waiver Request | 21 Bees Mountain Drive
**Date:** Thursday, September 3, 2026 7:23:51 AM

---

Dear Ms Myers

I believe the amount you are saying has to be more accurate. I was just taking the difference of how much I paid vs how much was actual collection for taxes and put the difference in penalty category. Thank you for your help.

Sincerely
Punam

> On Sep 1, 2026, at 9:09 AM, Sarah Myers <smyers@exploreasheville.com> wrote:
>
> Dear Punam,
>
> I've conferred with the Buncombe County Tax Collection Office. They found a discrepancy in the calculation of penalties due. Their system indicates total penalties paid were $334.43 for the time period you indicate in the penalty waiver request letter.
>
> $75.20, $98.71, $15.43, $18.31, $38.52, $54.40, and $33.86 were the individual penalties on the bills that had balances. You did not have any processing fees since you paid with a bank account ACH.
>
> Would you mind reviewing your files, and let me know if their math seems accurate and if you can see where the discrepancy may have arisen from?
>
> Thank you!
> Sarah
>
> <image001.png>
>
> **Sarah Myers** She/Her (what is this?)
> *Director of People, Culture & Strategy*
> P: 828.333.5831
> smyers@exploreasheville.com
> **27 College Place Asheville, NC 28801**
>
> <image002.png>
> <image003.png>
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