



Phoenix Properties Property Management

Community Association Newsletter

April 2006

GATE NEWS!!

We are pleased to let everyone know that the Blue Mist Farms main gate is fully operational. At this time, Phoenix Properties has one gate opener available per owner. Contact our office to arrange a time to pick up your opener when you are in town. If you would like a second gate opener, ask to be added to this list. The second opener will be available for a fee.

To gain access to the property, you may use the code *3961 at the entrance. With this code, you can gain access to the property even if you do not have a gate opener. Please give this information to any contractors needing access. The gate will not be left open at any time. When exiting the property, please slowly approach the gate and it will open automatically.

FINANCIAL REPORT

| | |
|-----------------------------|-------------|
| Balance as of April 2005 | \$56,882.25 |
| Dues Collected this period | \$27,200.00 |
| Expenses paid this period | \$6,707.83 |
| Uncollected dues to date | \$2,200.00 |
| Collected fines this period | \$ -0- |

WELCOME HOME!

Mr. & Mrs. Wingerter of lot 87 have moved into Blue Mist Farms. Their new address is 25 Harvest Trail Way.

Alfred & Mary Cramer (Lot 73) will be moving into 225 View Ridge Parkway the first week of May.

Mr. & Mrs. Schwaderer are part time residents at Harvest Trail Way.

The Carraway's are finished building as well and will be using 24 Mossy Rock Lane as a vacation home.

The Conrado's from Lot 95 are also under construction. Please let us know when you will be building so that we may announce this information to the entire community!

LOOKING FOR A VOLUNTEER

We are looking for a volunteer (Lot Owner) to fill the office of Secretary. This person would not be a voting member but would become familiar with the history of the decisions made by the Board, preparing then for service on the next elected Board. The secretary will also provide Connie at Phoenix Properties with content for the newsletter, distributed 4 times per year. Our By-laws prevent any Board Member from filling two consecutive terms. Please submit your name and a paragraph describing relevant experience or desire to serve to Connie at Phoenix Properties.

John Wingerter



Alfred & Mary Cramer

Prepared by:

Phoenix Properties • PO Box 5423 • Asheville, NC 28813
 Phone: (828) 277-8685 • Fax: (828) 277-8687 • cshaynes@charter.net
 Pat Puckridge, Property Manager, Donna Prinz, Property Manager
 Connie Haynes, Office Manager, Geneva Carson, Association Assistant

CHANGE OF ADDRESS AND PHONE NUMBER

While many of you have supplied Phoenix Properties with your current mailing address and phone numbers, we still have quite a few owners that have not returned the Owner Information Sheet. This is very important. In order to make sure each owner is kept up to date on the latest news at Blue Mist, we must have your current mailing address, phone numbers and an email address. Please email Connie at cshaynes@charter.net with your email address and you will put on the email contact list.

CLUBHOUSE

For access to the Blue Mist Farms clubhouse, you will need to pay a rental fee of \$50.00 and a key deposit of \$50.00. This deposit will be refunded once the key is returned and a walk-thru on the clubhouse has been completed. Please help us keep the clubhouse clean by removing any items you bring in such as food and beverage. To rent the clubhouse, please call 828-277-8685 to arrange a time to come by the Phoenix Properties office to pick up keys and pay all fees. To save money, the Board decided to keep the pool closed this season until more owners build and move into BMF (full or part time). The Board has ordered the repair of the furnace and filling of the tank to be paid by LRC.

STREETLIGHTS

We have ordered the placement of the streetlights. Our target date for complete installation and fully operation by June of 2006.

TENNIS COURTS

The tennis courts are complete and currently are locked. If you would like to use the courts, please contact Phoenix Properties to arrange a time to pick up the keys and pay a refundable security deposit of \$25.00.

GARBAGE CONTRACTOR

The garbage contractor for Blue Mist farms is GDS, Inc. Their telephone number is 828-253-3929. Please call them to arrange pick up at your home.

BOARD OF DIRECTORS MEETING

The next Board of Directors Meeting will be held at the Blue Mist Farms Clubhouse on June 17, 2006 at 9:00 AM. The main agenda item is the approval of the annual budget.

ROADS

The Board is contracting an engineer that will do a site evaluation on the roads. Due to the effects of rugged mountain winters, and heavy construction traffic over the next several years, the Board has decided to establish a road impact fee at the first opportunity in order to begin saving the estimated \$150,000 that will be needed for repaving our roads in about 10 years, mitigating the need for a large special assessment at that time.

MAILBOXES

We now have a 12-unit mailbox at the clubhouse. This is a locked mailbox that will provide security for owners in residence at BMF. There is a \$50 usage fee per year. Once more owners are in residence at BMF, the postal service will be able to deliver to each home. Until then we hope that these boxes will provide mail service without having to drive a long distance to a local post office. To inquire about these boxes, contact Geneva at Phoenix Properties for more information.

COMMON ELEMENTS

We are awaiting a 3rd bid from a landscape contractor for the common elements. Once all bids are in, the Board will making a decision as to who will be keeping the Blue Mist Farms common elements looking beautiful.

CABLE VS SATELLITE

In a recent letter from Clark Champion (LRC) he states” Unfortunately, LRC cannot dictate operating policy to the service provider, however we recognize the importance of this issue to those who have built homes in BMF. I am actively exploring alternatives to resolve this issue”. Some of these may include the following:

- LRC may be able to bring enough pressure to bear on the situation, to force the installation now.
- The Board may be able to enter into a bulk service agreement with Charter Communications to provide access to cable to all lots in the community. Charter will likely charge the Association a minimum monthly charge until a sufficient number of lots have been connected to the system
- As another alternative, lot owners could explore obtaining satellite dish service installed as either a temporary or permanent solution. Rates are generally competitive with CATV and service may be available sooner than if the community waited for Charter to install cable to all the lots.
- How large a deposit is requested?
- We are open to discuss other possible alternatives or suggestions anyone may have.

Please email us with any suggestions, thoughts, etc on this subject.