



## Phoenix Properties Property Management

### Community Association Newsletter

July 2006

### ATTENTION: ANNUAL PROPERTY OWNERS' ASSOCIATION MEETING

The Annual Property Owners' Meeting will be held at the Blue Mist Farms Clubhouse on September 16, 2006 at 9:00 AM. We will be sending more information to you in the next few weeks.

#### STREETLIGHTS ARE WORKING

The streetlights are now in place and operational at Blue Mist Farms. They have added a lot of charm and comfort to this beautiful neighborhood.

#### GATE ALERT!

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. 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 because the gate will not be left open at any time.** When exiting the property, please slowly approach the gate and it will open automatically.

#### DID YOU KNOW?

According to Blue Mist Farms By-Laws, Page 18, Article VII, Paragraph 6:

*"Any Lot owner desiring to sell or otherwise transfer title to a Lot shall give the Board at least 7 days prior written notice of the name and address of the purchaser or transferee, the date of such transfer of title or such other information as the Board may reasonably require."*

You will find a *Seller Information Form* on the Blue Mist Farms website available for download.

#### FINANCIAL REPORT

Balance as of June 2006	\$48,254.00
Dues Collected for 2005-2006	\$27,402.00
Expenses paid 2005-2006	\$28,655.00
Uncollected dues to date	\$2,200.00
Collected fines this period	\$ -0-

#### WELCOME HOME

We now have **4 homes** completed in Blue Mist Farms with **3 more** in various pre-construction status, for a total of **7 at this time**. Our very own Board Members, John O'Neil and Gary Merrill, are just beginning the building process. Please let Phoenix Properties know if you too are ready to build in Blue Mist Farms.

#### COMMUNITY INFORMATION

Visit the Blue Mist Farms Community Website at [www.bluemistfarmsnc.com](http://www.bluemistfarmsnc.com) for community information.

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