



Phoenix Properties Property Management

Community Association Newsletter

Special Edition July 2006

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.

INFORMATION FROM THE RECENT CONFERENCE CALL

A conference call was held on July 12, 2006 and below are a few items that were discussed during this call:

- Mr. Rosen purchased Mrs. Walls lot # 66
- Mr. Murdaugh sold Lot # 45 to Richard Weber
- Mr. Chupp sold Lot # 69 to Richard Weber
- The Gate works on a battery backup. The battery is what opens and closes the gate. The electricity is there to charge the battery. So as long as we see that the gate is opening and closing then the battery is working properly.
- The clubhouse and barn have both been treated for pests and a contract is now in effect for future prevention.
- Mr. & Mrs. Kramer have moved into their home on Lot #73 on View Ridge Parkway
- The sales signs have been removed from the clubhouse area.
- Everyone should have received the notice of annual meeting to be held in September

CONFERENCE CALL FOR AUGUST

The BOD will have its next meeting also via conference call on August 15th, 2006 at 2pm EST and the agenda items are as follows:

1. Hear and discuss implication of BMF POA vs. LRC "Declarant & Control" for various issues including roads, furnace and multi-lot owner general warranty deeds (15 minutes)
2. Hear and approve Architectural Review Committee's guidelines for property owners which will go on the BMF web site immediately thereafter (55 minutes)
3. Decide the annual fee for all property owners based on the already published annual budget *and* the additional annual fee only for owners with property on Cave Summit Road (15 minutes)

COMMUNITY INFORMATION

Visit the Blue Mist Farms Community Website at www.bluemistfarmsnc.com for community information.

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