



## Phoenix Properties Property Management

### Community Association Newsletter

*Annual Meeting 2006 Edition*

### ASSOCIATION DUES WILL NOW BE \$868.30 PER YEAR

The Annual Property Owners' Meeting was held on Saturday, Sept. 16, 2006. The Budget was approved and the new association dues of **\$868.30 per year** were announced. Cave Summit Trail Owners also have an additional fee based on road frontage. Please see the attached meeting minutes and budget overview for more information.

#### SECURITY AT BMF

The security cameras have been installed at the clubhouse and the main gate. We have already been working to catch trespassers from this past week. We hope this aids in making Blue Mist Farms a very safe place to live.

#### WELCOME TO THE NEIGHBORHOOD

R. Michael & Sara E. Hardison, lot 80, have been approved to begin building. This brings us to a total of 9 homeowners with 4 completed, 3 building, and 1 is waiting on approval.

### QUESTION OF THE MONTH

How would you like the Board to proceed in establishing sufficient reserves to cover long-term expenses, specifically a future repaving project. Sharon asked the community how they would like the current Board to address this concern. Like the old Fram oil filter commercial used to say, 'Do you want to pay me now, or pay me later?' Please let Phoenix Properties know what you think the Board should do regarding this important decision. See attached minutes for more information.

- A. Assessment to the membership now
  - B. Assessment to the membership to be discussed later
  - C. Wait and see what happens in the future
  - D. I suggest \_\_\_\_\_
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